

NOT AN OFFICIAL DOCUMENT

2024-521794 STATE OF INDIANA
07/21/2024 02:38 PM LAKE COUNTY
TOTAL FEE: 25.00 FILED FOR RECORD
BY: MA GINA PIMENTEL
PG #: 3 RECORDER
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2401612B-RJW

THIS INDENTURE WITNESSETH, that Nathan P. Mueller (Grantor) CONVEY(S) AND WARRANT(S) to Hailey Bengtson (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

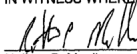
Property: 11724 Broadway, Crown Point, IN 46307

Tax ID No.: 45-16-16-227-009.000-042

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 25th day of July, 2024.



Nathan P. Mueller

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Nathan P. Mueller who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 25th day of July, 2024

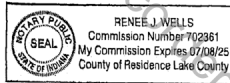
Signature:

Printed: Renee J. Wells

Resident of: Lake County

State of: INDIANA

My Commission expires: July 8, 2025



Fidelity FNW2401612B

NOT AN OFFICIAL DOCUMENT

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaltis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 11724 Broadway
Crown Point, IN 46307

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Renee Wells.

Return To: Halley Bengtson
11724 Broadway
Crown Point, IN 46307

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-16-16-227-009.000-042

THE NORTH 20.0 FEET OF THE SOUTH 259.4 FEET OF THE EAST 82.00 FEET OF THE WEST 117.00 FEET OF LOT NUMBERED 2, ALL BY LINES MEASURED PARALLEL TO THE SOUTH AND WEST LINES THEREOF, IN PRINCETON TOWNHOMES, AN ADDITION TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 95, PAGE 81 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder