

2024-02-17 2
08:01/2024 11:40 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

GRANTEE ADDRESS AND

-M.W.

MAIL TAX BILLS TO:

TAX KEY NO: 45-13-29-101-003.000-030

293 Hawick Dr.
Valparaiso, IN 46385

cthw2401800

GUARDIAN'S DEED

Dawn Martin as the Guardian of the Estate of Frank Martin a/k/a Frank A. Martin, by order of the Porter Superior Court in cause number 64D02-2402-GU-1119, dated June 25, 2024, for good and sufficient consideration conveys to FABULOUS FIVE LLC the following described Real Estate:

LOT 3, ROSS MEADOW FARMS, AS SHOWN IN PLAT BOOK 47, PAGE 45,
LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 6510 E. 85th Ct., Merrillville, IN

Subject to: taxes and assessments, conditions and restrictions, building lines, easements, limitations, roads and highways, zoning ordinances, and all other restrictions of record.

Responsibility for the performance of the Guardian's obligations hereunder is limited to and assured only by the Guardianship estate and the Guardian shall have no personal or individual liability created by the execution and delivery of this Deed.

DATED THIS 18th DAY OF July, 2024.

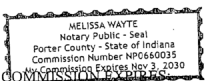
No Sales Disclosure Needed
Aug 01 2024
By: FGR

Office of the Lake County Assessor

Dawn Martin
Dawn Martin, As Guardian of the Estate of Frank Martin
a/k/a Frank A. Martin

STATE OF INDIANA)
COUNTY OF Porter)

Before me, the undersigned, a Notary Public, in and for said County and State, this 18th day of July, 2024 personally appeared DAWN MARTIN, and acknowledged the execution of the foregoing Guardian's Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Melissa Wayte
NOTARY PUBLIC - Melissa Wayte

MY COMMISSION EXPIRES: Nov. 03, 2030
MY COUNTY OF RESIDENCE: Porter

I affirm under penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Melissa Wayte

THIS INSTRUMENT PREPARED BY: Kayleen M. Teufel, 4 Indiana Avenue, Valparaiso, Indiana 46383 • (219)464-3246