DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 01 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

## PG #: 2 RECORDED AS PRESENTED

RECORDER

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that <u>Charlotte R. Fakes n/k/a Charlotte R. Scally and Joseph L. Scally, Husband and Wife Grantor(s)"</u>), CONYEYS AND WARRANTS to <u>Keith A. Hensel</u>, an <u>Unmarried Man</u>, Scott J. Gearlds and <u>Melissa M. Gearlds</u>, Husband and <u>Wife</u>, as <u>Joint Tenants with Rights of Survivorship</u> Grantee(s)"), for the sum of Ten Dollars and zero cents (\$10.00) and no valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

LOTS 450, 451, 452, AND 453 IN UNIT NO. 4 OF PON AND CO'S RIVERSIDE FARMS, AS PER PLAT THEREOF, RECORDED SEPTEMBER 4, 1947 IN PLAT BOOK 27, PAGE 61, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY. INDIANA.

Property Address: 24215 Euclid Street, Schneider, IN 46376

Tax ID:

45-23-33-428-004.000-037 45-23-33-428-006.000-037 45-23-33-480-001.000-037

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 31st day of July, 2024

Charlotte R. Fakes n/k/a Charlotte R. Scally

Joseph L. Scally

COUNTY OF LAKE STATE OF INDIANA

Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of July, 2024 personally appeared Charlotte R. Fakes n/k/a Charlotte R. Scally and Joseph L. Scally, Husband and Wife who acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn, stated that the representations herein contained are true.

My Commission Expires: 9/13/31 Signed: WWW Dock

Resident of: PORTEL County, IN Printed: NUMBER A SCHOTTET

WILLIAM A. SCHOTT, III
Notary Public - Seal
Porter County - State of Indiana
Commission Number NP0750141
My Commission Expires Jul 13, 2031

## NOT AN OFFICIAL DOCUMENT

Redaction Statement: 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. Lisa Palmer

Prepared by: Janice Shei, Attorney at Law, #25092-46, 152 N 400 W, LaPorte, IN 46350, 219-363-3499

Grantee's & Mail tax bills to: 24215 Euclid Street, Schneider, IN 46376

Liberty Title File No: NWI24005003

