

NOT AN OFFICIAL DOCUMENT

2024-12-25 10:08 AM
08/22/2024 10:41 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
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 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

File Number EPA 00049

Please return after recording to:

Bettors Law Firm PLLC
800 Town and Country Boulevard
Suite 500
Houston, TX 77024

Tax ID: 45-12-36-102-001.000-030

Mail tax statement to:

The Shepherd Family Trust
1828 Powhatan Avenue, Medford, Oregon 97501

WARRANTY DEED

Chris M. Shepherd, also known as Chris Michael Shepherd is/are "Grantor." Grantor's address is 9315 Colorado Street, Crown Point, IN 46307.

Chris Michael Shepherd and Dana Viola Shepherd Trustees of The Shepherd Family Trust, dated 7.23, 2024 and any amendments thereto is/are "Grantee." Grantee's address is 1828 Powhatan Avenue, Medford, Oregon 97501.

THIS INDENTURE WITNESSETH, Grantor CONVEYS AND WARRANTS to Grantee for the sum of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

THE SOUTH 398.5 FEET OF THE NORTH 415 FEET OF THE WEST 460 FEET OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

Being the same property conveyed to Grantor by instrument recorded on 10/25/2006 at Instrument Number 2006 093327 in the records of Lake County, Indiana.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Commonly known as 9315 Colorado Street, Crown Point, IN 46307. This address is provided for informational purposes only.

Subject to all easements, rights-of-ways, covenants, restrictions, and public roads of record.

To have and to hold the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

Grantor hereby covenants with and represents unto the said Grantee and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described;

No Sales Disclosure Needed

Aug 02 2024

By: JF

Office of the Lake County Assessor

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that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

Dated this 23rd day of July, 2024.

[Signature Page Follows]

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. A. Beatrice Travis, Esquire.

Prepared by:

A. Beatrice Travis, Esquire on behalf of
Bettors Law Firm PLLC
800 Town and Country Boulevard, Suite 500
Houston, TX 77024

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

GRANTOR:

C M S

Chris M. Shepherd, also known as Chris Michael Shepherd

ACKNOWLEDGMENT

STATE OF Jackson Oregon)

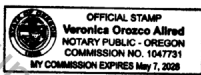
COUNTY OF Jackson)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Chris M. Shepherd, also known as Chris Michael Shepherd and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 23rd day of July, 2024.

Veronica Orozco Allred
Notary Public

My Commission Expires: 5/7/2028



Property of Lake County Recorder