

NOT AN OFFICIAL DOCUMENT

2/22 5:57:59 PM
03/11/2024 12:05 PM
TOTAL FEE: \$5.00
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 16 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail recorded deed and tax bills to:
GRANTEE'S ADDRESS:
11807 Kentucky Street
Crown Point, IN 46307

SPECIAL WARRANTY DEED

Order # FNW2401735

THIS INDENTURE WITNESSETH, That WALKERTON PARK DEVELOPMENT LLC an Indiana limited liability company

("Grantor") of LAKE County in the State of INDIANA

CONVEY AND WARRANT TO William S. Nye and Lindsey N. Nye , husband and wife

of LAKE County in the State of INDIANA

the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

The East 22.33 feet of the West 87.00 feet of Lot 21 in Walkerton Park Subdivision-Phase 3, as per plat thereof, recorded in Plat Book 115 page 27, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-16-15-212-003.000-042
More commonly known as 11807 Kentucky Street, Crown Point, IN 46307.

Subject to 2024 real estate taxes payable 2025, and all years thereafter.

Dated this 15th day of August, 2024.

WALKERTON PARK DEVELOPMENT LLC

By: OD ENTERPRISES, INC., its Manager

By: [Signature]
Scot F. Olthof,

Member of Walkerton Park Development LLC
Vice President and Treasurer



STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of August, 2024, personally appeared: Scot F. Olthof, Member of Walkerton Park Development LLC and Vice President and Treasurer of OD Enterprises, Inc., Manager of Walkerton Park Development LLC acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 11/12/2028 Signature [Signature]
Resident of Lake County Printed Stephanie L. Richerme, Notary Public

AFFIRMATION

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Scot F. Olthof

Scot F. Olthof

This instrument prepared by: Greg A. Bouwer, Koransky, Bouwer & Poracky, PC, 425 Joliet St., Suite 425, Dyer, IN 46311
FIDELITY NATIONAL TITLE
FNW2401735