

SEP 25 2024

GINA PIMENTEL
RECORDER

2024-028877

PEGGY HOUNGA KATONA
LAKE COUNTY AUDITOR

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

4:09 PM 2024 Sep 25

Parcel No.: 45-12-30-353-019.000-030

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WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Laura L. Rybicki** and **Lisa M. Grooms** ("Grantors"), of Lake County, Indiana, CONVEY AND WARRANT to **Kenneth F. Rybicki** ("Grantee"), of Lake County, Indiana, 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:

Lot 34 in Teal Crossing, Unit 2, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 94 page 7, in the Office of the Recorder of Lake County, Indiana, excepting therefrom the following described part: Beginning at the Northwest corner of said Lot 34, thence South 87 degrees 04 minutes 29 seconds East, 130.00 Feet along the North line of said Lot 34 to the Northeast corner of said Lot 34; thence South 02 degrees 55 minutes 31 seconds West, 47.83 feet along the East line of said Lot 34 to the extension of the centerline of an existing party wall; thence North 87 degrees 04 minutes 29 seconds West, 130.00 feet along said centerline and extensions thereof to the West line of said Lot 34; thence North 02 degrees 55 minutes 31 seconds East, 47.83 feet along said West line to the point of beginning

Commonly known as: 9130 Baker Street, Merrillville, Indiana 46410

Subject to the following: (a) any and all easements, covenants, restrictions, conditions, rights-of-way, legal highways and other matters of record; (b) zoning ordinances and other governmental restrictions affecting the use of the real estate; and (c) current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and (d) any and all matters that would be disclosed by a current and accurate survey of the real estate.

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