NOT AN OFFICIAL

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 24 2024 EP

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

Mail tax bills to:

PG #: 2 RECORDED AS PRESENTED

GINA PIMENTEL RECORDER

Parcel No. 45-12-16-306-015.000-030

Darnell Spencer 1342 W. 75th Ave. Merrillville, IN 46410

WARRANTY DEED

THIS INDENTURE WITNESSETH, that, Agnes Nguyen ("Grantors") of Lake County in the State of Indiana, CONVEY(S) AND WARRANT(S) TO Darnell Spencer ("Grantee") of Lake County in the State of Indiana, in consideration of One Dollar 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 234, SAVANNAH RIDGE UNIT 2, IN THE TOWN OF MERRILLVILLE, AS SHOWN IN PLAT BOOK 50 PAGE 73, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1342 W. 75th Ave., Merrillville, IN 46410

Grantee's address: 1342 W. 75th Ave., Merrillville, IN 46410

Subject to: Taxes for 2023 and subsequent years, building lines, covenants and restrictions.

NORTHWEST INDIANA TITLE 162 WASHINGTON STREET LOWELL, IN 46356 219-696-0100

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this deed t	his September 23, 2024.
Agnes Nguyen	
STATE OF INDIANA)	
COUNTY OF LAKE) SS:	
Before me, a Notary Public in and for said County and State, personally appeared Agnes Nguyen who acknowledged the execution of the foregoing instrument.	
Witness my hand and Notarial Seal this September 23, 2024.	
To C	Mma M Surter Tina M. Switzer
My commission expires: 6/17/2028	TINA M. SWITZER
County of Residence: Lake	Notary Public - Seal Lake County - State of Indiana Commission Number NP0727408 My Commission Expires Jun 17, 2028
(SEAL)	Pecon

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.

RICHARD A. ZUNICA

This Instrument prepared by: Attorney Richard A. Zunica, 162 Washington Street, Lowell, IN 46356, File No. 24-29740