

NOT AN OFFICIAL DOCUMENT

2024 552496
09/23/2024 11:07 AM
TOTAL FEES: 25.00
BY: MA
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 25 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

grantees Address
MAIL TAX BILLS TO:

Mulder Real Estate, L.L.C.
P.O. Box 791
Crown Point, Indiana 46305
118 S. 600 W.
HELORON, IN 46341

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Joe's Discount Tree & Stump Service, L.L.C., by Joseph S. Pisarski ("Owner/Grantor"), of Lake County in the State of Indiana hereby CONVEYS AND WARRANTS to Mulder Real Estate, L.L.C., ("Grantee") for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described Real Estate in Lake County, State of Indiana, to-wit:

Legal Description: PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF STATE ROAD # 53, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ¼, 936 FEET TO THE WEST LINE OF A TRACT OF LAND DEEDED BY JAMES BACON AND RUTH BACON, HIS WIFE TO FRANK MORAN AND HARRY MORAN DATED DECEMBER 17, 1944 AND RECORDED AUGUST 28, 1945 IN DEED RECORD 728 PAGE 56; THENCE NORTH ON SAID WEST LINE OF MORAN TRACT TO THE SOUTHERLY LINE OF STATE ROAD # 53; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID STATE ROAD TO THE WEST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 30; THENCE SOUTH ON THE WEST LINE TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL NO: 45-17-30-300-003.000-044
Commonly known as: 5010 East State Road 8, Crown Point, Indiana 46307.

Subject to:

1. All easements, covenants, assessments and restrictions now of record; and
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the 6th day of September 2024.

GRANTOR:

JOE'S DISCOUNT TREE & STUMP SERVICE, L.L.C.

By: Joseph S. Pisarski
Joseph S. Pisarski Member

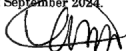
NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Joe's Discount Tree & Stump Service, L.L.C., by Joseph S. Pisarski,*who acknowledged the execution of said Deed to be his voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL this 6th day of September 2024.

*member 



Notary Public Lisa M Matson
Resident of Lake County

My Commission Expires: 02/01/2032
Commission No.: NP0678758



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.



Lisa M. Matson

This Instrument prepared by: Daniel W. Blankenburg
Blankenburg Law, L.L.C.
300 East 90th Drive
Merrillville, Indiana 46410
(219) 322-0330