

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 15 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Recording requested by:

Prepared By:

Justin Harris

Americas Title Corporation:

4431 Broadway, Suite 1B

Gary, IN 46409

File Number: 86-IN-24-1079

Parcel ID: 45-09-06-276-017.000-004

Warranty Deed

Know All Men By These Presents that James Tuggle and Veretta Tuggle, (henceforth referred to as "Grantor"), \$10.00 (Ten Dollars and Zero Cents) for consideration paid, grant WBO LLC, an Indiana Limited Liability Company (henceforth referred to as "Grantee") of Merrillville, IN, with **WARRANTY COVENANTS**:

The East 58 feet of Lot 2 and the West 21 1/2 feet of Lot 3, in Block 5 in Gateway of the Dunes, in the City of Gary, as per plat thereof, recorded in Plat Book 20 Page 4, in the Office of the Recorder of Lake County, Indiana.

For Information Only: Parcel No: 45-09-06-276-017.000-004

Being the same property conveyed to James Tuggle and Beretta Tuggle, husband and wife, as tenants by the entireties by Warranty Deed from Raymond R. Cook and Ruth H. Cook, husband and wife of record as Instrument No. 030906 in the Register's Office for Lake County, Indiana, dated February 15, 1989 and recorded on April 7, 1989.

Also being the same property conveyed to James Tuggle and Veretta Tuggle, husband and wife by Corrective Warranty Deed from James Tuggle and Veretta Tuggle, who was erroneously identified on a previous conveyance as Beretta Tuggle, husband and wife of record as Instrument No. 95023370 in the Register's Office for Lake County, Indiana, dated April 19, 1995 and recorded on April 28, 1995.

Being also known as 6338 East 3rd Avenue, Gary, IN 46403

Grantor's title recorded on April 28, 1995 in the Lake County Recording Office at Book , Page .

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 4th day of October, 2024.

NOT AN OFFICIAL DOCUMENT

James Tuggle

James Tuggle, Grantor, Signature

JAMES TUGGLE

James Tuggle, Grantor, Print

Veretta Tuggle

Veretta Tuggle, Grantor, Signature

Veretta Tuggle

Veretta Tuggle, Grantor, Print

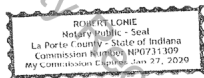
STATE OF INDIANA
COUNTY OF LAKE

I, a Notary Public, hereby certify that James Tuggle and Veretta Tuggle whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 4th day of October, 2024.

Robert Lonie

Signature of notarial officer
Title and rank Notary Public



My commission expires: January 27, 2029

Affirmation Statement

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.

Justin Harris

Signature

Justin Harris

Print

NOT AN OFFICIAL DOCUMENT

Please mail the property tax bill:

5475 Broadway, Suite 192
Merrillville, Indiana 46410

Grantor's Address

PO Box 3033
Gary IN 46403

Grantee's Address

5475 Broadway, Suite 192
Merrillville, Indiana 46410