

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 16 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

Under IC 32-17-1-2

This WARRANTY DEED, executed on this 6th day of August, 2024, by the Grantor, **Brian Edward Montesi and Rayleen Cheryl Ann Montesi**, a married couple having an address of 8693 Orchid Drive, Saint John, IN 46373 to the Grantee, **Scott Royal Smith, Trustee of the 8693 Orchid Drive Trust**, with a mailing address of 8693 Orchid Drive, Saint John, IN 46373.

WITNESSETH, that said Grantor, for the sum of \$0.00 (Zero Dollars and no one-hundredths) and other valuable consideration, Conveys, and Warrants the following parcel of land in Lake County **County, Indiana** - legally described as:

UNIT 3035, INCLUSIVE, IN LOT 1420 IN THE AMENDED SECONDARY PLAT OF LOTS 1420 AND 1421 OF THE GATES OF ST. JOHN UNIT-17B BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 2022, IN PLAT BOOK 115, PAGE 47, AS DOCUMENT 2022-007433, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: **8693 Orchid Drive, Saint John, IN 46373**

Alternate ID: **45-15-03-454-010.000-015**

Source of Title: **Lake County County Recorder's Office, State of Indiana, Document No. 2024-500496, Recorded on 01/04/2024.**

THIS CONVEYANCE is made subject to Covenants, Conditions, Restrictions, and Easements of record. Also subject to zoning ordinances.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This property is conveyed AS IS and subject to existing indebtedness.

No Sales Disclosure Needed

Oct 16 2024

By: FGR

Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

Document Prepared By
& Mail recorded document to:
Scott Smith, Esq.
1100 Azie Morton Road, #1105
Austin, Texas 78704

Mail tax bills to:
8693 Orchid Drive Trust
PO Box 722765, San Diego, CA 92172

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. Scott Smith

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by the preparer.

San Diego County Recorder