

02-53647  
07/23/2024 10:19 AM  
TOTAL FEES: 25.00  
BY: JAS  
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

Oct 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Recording requested by:  
Prepared By:  
Justin Harris  
Americas Title Corporation  
4431 Broadway, Suite 1B  
Gary, Indiana 46408  
File Number: 86-IN-24-1067  
Parcel ID: 45-08-28-403-009.000-004

Warranty Deed

Know All Men By These Presents that Nicole Sepeda, (henceforth referred to as "Grantor"), \$10.00 (Ten dollars and zero cents) for consideration paid, grant to Rossi Brice, an unmarried person (henceforth referred to as "Grantee") of Gary, IN, with **WARRANTY COVENANTS:**

South 1/2 of Lot 9 and Lot 10, in Block 2, Patterson and Stouts First Subdivision in the City of Gary, as shown in Plat Book 9, Page 25, in Lake County, Indiana.

Parcel Number: 45-08-28-403-009.000-004

Common Address: 4155 Jackson Street Gary, Indiana 46409

In Witness Whereof, the said, Grantor, hereunto set by hands and seals this 2nd day of October, 2024.

Nicole Sepeda  
Nicole Sepeda, Grantor, Signature

NICOLE SEPEDA  
Nicole Sepeda, Grantor, Print

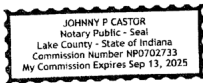
STATE OF INDIANA  
COUNTY OF LAKE

I, a Notary Public, hereby certify that Nicole Sepeda 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.

# NOT AN OFFICIAL DOCUMENT

Given under my hand this the 2nd day of October, 2024.

Johnny P. Castor  
Signature of notarial officer  
Title and rank



My commission expires: 9-13-2025

## 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 H. Harris  
Signature

Justin Harris  
Print

Please mail the tax bill to the following address:

4155 Jackson Street  
Gary, Indiana 46409

Grantor's Address:

1126 West 72nd Lane  
Merrillville, In 46410

Grantee's Address

4155 Jackson Street  
Gary, Indiana 46409