

NOT AN OFFICIAL DOCUMENT

2024-136461
10/25/2024 08:44 AM
TOTAL FEES: \$5.00
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

Oct 24 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-19-01-327-004.000-007

Tax Mailing Address:
5710 W 154TH AVE
CROWN POINT IN 46307

WARRANTY DEED

THIS INDENTURE WITNESSETH that Jeffery Austgen and Debra R. Austgen, husband and wife, Grantors, of Lake County, in the State of Indiana, Convey and Warrant to

~~Jeffery Austgen~~ Brian M. Nield, a married man RS
AKA Jeffery Austgen RW

Grantee, of Lake County, in the State of Indiana, 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 located in Lake County, in the State of Indiana:

Lots 54 and 55 in Block 30 in Dalecarlia, as per plat thereof, recorded in Plat Book 23, page 44, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 5710 West 154th Avenue
Crown Point, IN 46307

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter.

IN WITNESS WHEREOF, Jeffery Austgen and Debra R. Austgen, husband and wife, have executed this WARRANTY DEED on this 18th day of October, 2024.

Jeffery Austgen Jeffery Austgen Debra R. Austgen
Jeffery Austgen AKA Jeffery Austgen Debra R. Austgen
RW

(Warranty Deed – GITC File No. IN018391 - Page 1 of 2)

Greater Indiana Title Company

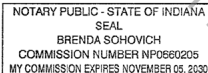
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State of Indiana)
) SS:
County of Lake)

X Before me, the undersigned Notary Public in and for said County and State, personally appeared Jeffery Austgen and Debra R. Austgen, husband and wife, and acknowledged the execution of the foregoing Warranty Deed, as their free and voluntary act for the purposes stated therein, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.

* Jeffery Austgen (S)

Witness my hand and Notarial Seal this 18th day of October, 2024.



Notary's Signature: 

Notary's Printed Name: Brenda Sohovich

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2030

Notary's Commission Number: NP0660205

After recording return to and Mailing Address of Grantee: Brian M. Nield
5710 W 154TH AVE
CROWN POINT IN 46307

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN018391.

(Warranty Deed – GITC File No. IN018391 - Page 2 of 2)