

NOT AN OFFICIAL DOCUMENT

2/24/25 13:56:59 STATE OF INDIANA
11/25/2024 02:27 PM LAKE COUNTY
TOTAL FEES: 25.00 FILED FOR RECORD
BY: MA GINA PIMENTEL
PG #: 1 RECORDER
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: I.D. NO. 45-19-23-153-011.000-008

THIS INDENTURE WITNESSETH, That **BRYAN MICHAEL SCHUCH AND MELISSA ANN SCHUCH, HUSBAND AND WIFE, (GRANTORS)**, of LAKE County in the State of INDIANA, CONVEY AND WARRANT to **EVAN BURKE AND EMILY BURKE-KANIEWSKI, HUSBAND AND WIFE, (GRANTEES)**, of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 14 IN TIMBER SPRINGS ADDITION TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED SEPTEMBER 22, 1978 IN PLAT BOOK 49 PAGE 40, OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **531 Timberwood Lane, Lowell, IN 46356**

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 25 day of October, 2024

Bryan Schuch
BRYAN MICHAEL SCHUCH

Melissa Ann Schuch
MELISSA ANN SCHUCH

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 25 day of October, 2024, personally appeared: **BRYAN MICHAEL SCHUCH AND MELISSA ANN SCHUCH**, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 1-21-30 Signature Annette Martinez

Resident of Porter County Printed Annette Martinez Notary Public

This instrument prepared by: **NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.**

RETURN DEED TO: **GRANTEES**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **531 Timberwood Lane, Lowell, IN 46356**
SEND TAX BILLS TO: **GRANTEES**



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.

Annette Martinez
Signature

Annette Martinez
Printed Name

24-19461

HOLD FOR MERIDIAN TITLE CORP