

# NOT AN OFFICIAL DOCUMENT

2025-540905  
1/25/2024 12:23 PM  
TOTAL FEE: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
CLERK OF SUPERIOR COURT  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That Diego A. Arranaga, a single man ("Grantor") of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to Brent Breese, unmarried, ("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, State of Indiana:

Lot 14 in Block 2 in Wright Manor First Addition to Hobart as per plat thereof, recorded in Plat Book 31, page 48, in the Office of the Recorder of Lake County, Indiana.

Parcel Number(s): 45-09-29-280-014.000-018

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 424 North Liberty Street, Hobart, IN 46342. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantee(s) Address: 424 North Liberty Street, Hobart, IN  
46342

IN WITNESS WHEREOF, Grantor(s) has caused this deed to be executed and delivered this 21st day of November, 2024.

GRANTOR(S):

Diego A. Arranaga  
Diego A. Arranaga

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STATE OF INDIANA  
COUNTY OF ~~Lake~~ Porter JLG

Before me, a Notary Public in and for said County and State, personally appeared Diego A. Arranaga, a single man, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 21st day of November, 2024.

Jamie L. Goodwin

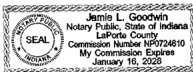
Notary Public

Jamie L. Goodwin

Printed Name

Resident of LaPorte County

My Commission Expires: 1-16-2028



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Shawn R. Freibert

This instrument was prepared by (and after recording return to):

Shawn R. Freibert, Attorney at Law - Acuity Title

800 Lily Creek Road, Suite 102, Louisville, KY 40243 (502) 238-7500

Grantee's Address: 424 North Liberty Street, Hobart, IN 46342

File Number: 50571