

2024 301453
11/23/24 4 01 56 PM
TOTAL FEE \$ 35.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 25 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Mail tax bills to:
2525 Sandy Ridge Rd
Dyer, IN 46311

WARRANTY DEED

THIS INDENTURE WITNESSETH, That, HUGH R TRIPP AND JOANNE TRIPP, HUSBAND AND WIFE OF LAKE COUNTY, IN THE STATE OF INDIANA, CONVEY AND WARRANT TO:

HARSHADKUMAR K PATEL AND RITABEN H PATEL, HUSBAND & WIFE

In consideration of One-Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate:

Lot 10 in Sandy Ridge Addition, Unit 6, to the Town of Dyer, as per plat thereof, recorded in Plat Book 64, page 19, in the Office of the Recorder of Lake County, Indiana.

Parcel No.: 45-11-18-329-004.000-034
Commonly known as: 2525 SANDY RIDGE RD, DYER, IN 46311

Subject to unpaid taxes and assessments, if any, defects in locations or measurements ascertainable only by survey, building lines, highways, streets, alleys, easements, covenants, conditions and restrictions of record.

Dated this 20th day of November, 2024.

Hugh R Tripp
HUGH R TRIPP
Joanne Tripp
JOANNE TRIPP

STATE OF Indiana, COUNTY OF Lake, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of November, 2024, HUGH R TRIPP AND JOANNE TRIPP personally appeared, 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 7/29/2026

[Signature]
Signature of Notary Public

Resident of: Lake County

Dawn Stanley
Printed Name of Notary Public



I, Joseph Banasiak, 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. JOSEPH BANASIAK

This instrument prepared by: JOSEPH BANASIAK, ATTORNEY AT LAW,
8320 KENNEDY AVE, HIGHLAND, IN 46322

Mail To: 2525 SANDY RIDGE RD, DYER, IN 46311
Grantees Address: 2525 SANDY RIDGE RD, DYER, IN 46311

FIDELITY NATIONAL TITLE
FR2410066