

2024-4682
11 27 2024 1:56 A
TOMAS FEENE 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

Nov 26 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

TAX: LD. NO. 45-09-32-329-003.000-018

THIS INDENTURE WITNESSETH, That **THOMAS CHESTER**, (GRANTOR), of **PORTER** County in the State of **INDIANA**, CONVEYS AND WARRANTS to **DAVID RICHARD GOODMAN**, (GRANTEE), of **PORTER** 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 ~~PORTER~~ ^{LAKE} County, in the State of Indiana:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

COMMONLY KNOWN AS: 609 MAIN ST., HOBART, IN 46342

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 15 day of November, 2024

Thomas Chester
THOMAS CHESTER

STATE OF INDIANA, COUNTY OF Porter SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 15 day of November, 2024 personally appeared: **THOMAS CHESTER** and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP01054807
My commission expires: 07/01/2030
Resident of Porter County

Signature Christina Kogler
Printed Christina Kogler, 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: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 106 N 600 West, Valparaiso, IN 46385
SEND TAX BILLS TO: GRANTEE

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.

Signature Christina Kogler

Printed Name Christina Kogler

COMMUNITY TRUST COMPANY
FILE NO. 2408050

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A" LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE ON THE EAST LINE OF MAIN STREET WHICH STAKE IS 109.35 FEET SOUTHERLY FROM THE INTERSECTION OF THE SOUTH LINE OF SIXTH STREET AND THE EAST LINE OF MAIN STREET, THENCE SOUTHERLY ON THE EAST LINE OF MAIN STREET 52.23 FEET, TO THE NORTH LINE OF LOT ONE (1) IN BLOCK NINE (9) IN GEORGE AND WILLIAM EARLE'S SECOND SUBDIVISION TO HOBART, THENCE EASTERLY IN A STRAIGHT LINE AND ON THE NORTH LINE OF SAID LOT ONE (1) A DISTANCE OF 125 FEET TO THE ALLEY ON THE EAST LINE OF SAID LOT ONE (1), THENCE NORTHERLY ON THE WEST SIDE OF THE ALLEY A DISTANCE OF 20 FEET, THENCE WESTERLY IN A STRAIGHT LINE TO THE PLACE OF BEGINNING, ALL IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, CONTAINING .10 OF AN ACRE, MORE OR LESS.

Property of Lake County Recorder