## NOT AN OFFICIAL PROPERTY OF THE PROPERTY OF TH

PG #: 2 RECORDED AS PRESENTED GINA PIMENTEL RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Nov 26 2024 BDD

> PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

Mail tax bills to:

Parcel No. 45-20-12-126-002.000-012

3705 E. 157th Ave. Hebron, IN 46341

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that, Joseph Schneider ("Grantors") of Lake County in the State of Indiana, CONVEY(8) AND WARRANT(S) TO Robert Kuemmeth and Alyssa Kuemmeth, Husband and Kvife ("Grantee") of Lake County in the State of Indiana, in consideration of One Dollar 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:

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPTING THE NORTH 30 FEET THEREOF, IN LAKE COUNTY, INDIANA.

Commonly known as: 3705 E. 157th Ave., Hebron, IN 46341

Grantee's address: 3705 E. 157th Ave., Hebron, IN 46341

Subject to: Taxes for 2023 and subsequent years, building lines, covenants and restrictions.

NORTHWEST INDIANA TITLE 162 WASHINGTON STREET LOWELL, IN 46356 219-696-0100

Recorder

## NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this deed this November 26, 2024.

Joseph Schneider	
· A	
STATE OF INDIANA )	
) SS:	
COUNTY OF LAKE )	
Before me, a Notary Public in and for said Schneider who acknowledged the execution	d County and State, personally appeared Joseph on of the foregoing instrument.
Witness my hand and Notarial Seal this N	ovember 26, 2024.
*	Tina M. Swizer
My commission expires: 6/17/2028	Ya
County of Residence: LAKE	TINA M. SWITZER Notary Public - Seal Lake County - State of Indiana Commission Number NP0727408
(SEAL)	My Commission Expires Jun 17, 2028

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.

RICHARD A. ZUNICA

This Instrument prepared by:
Attorney Richard A. Zunica, 162 Washington Street, Lowell, IN 46356,
File No. 24-31513