

# NOT AN OFFICIAL DOCUMENT

2024-540838  
11 27 2024 10:31 AM  
TOTAL FES: 2.00  
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: I.D. NO. 45-11-32-101-015.000-035

THIS INDENTURE WITNESSETH THAT, KYLE KNABENHANS, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS TO VALERIE JOHNSEN, a married woman of LAKE County in the State of INDIANA, (GRANTEE), 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:

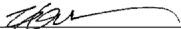
LOT 29 IN MUENICH'S THIRD ADDITION TO ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 9344 HILLTOP DR., SAINT JOHN, IN 46373

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 22 day of November, 2024.



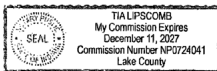
KYLE KNABENHANS

STATE OF Indiana, COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of November, 2024, personally appeared: KYLE KNABENHANS and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribe my name and affixed my official seal.

Commission Number: 724041  
My commission expires: 12/11/2027  
Resident of Lake County

Signature   
Printed Tina Lipscomb, Notary Public



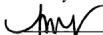
Community Title Company  
File #: 2408052

# NOT AN OFFICIAL DOCUMENT

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: 9344 HILLTOP DR., SAINT JOHN, IN 46373  
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

  
Printed Name

Property of Lake County Recorder