

2007 047576

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Parcel No. 44-54-128-46

### CORPORATE WARRANTY DEED

Order No. 620072517

THIS INDENTURE WITNESSETH, That Boardwalk Builders & Developers, LLC (Grantor)

a corporation organized and existing under the laws of the State of INDIANA CONVEYS  
AND WARRANTS to Pedro S. Rios (Grantee)

of Lake County, in the State of INDIANA, for the sum of  
ONE AND 00/100 Dollars \$1.00  
and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following  
described real estate in Lake County, State of Indiana:

Lot 244, in Double Tree Lake Estates West, Phase 6, a Subdivision in the Town of Winfield, as per plat thereof,  
recorded in Plat Book 99 page 40 in the Office of the Recorder of Lake County, Indiana.

SUBJECT TO COVENANTS AND RESTRICTIONS, EASEMENTS AND BUILDING LINES AS CONTAINED IN THE  
PLAT OF SUBDIVISION AND AS CONTAINED IN ALL OTHER DOCUMENTS OF RECORD; AND REAL ESTATE  
TAXES AND ASSESSEMENTS FOR 2006 PAYABLE IN 2007 TOGETHER WITH DELINQUENCY AND PENALTY, IF  
ANY, AND ALL REAL ESTATE TAXES AND ASSESSEMENT DUE AND PAYABLE THEREAFTER WHICH THE  
GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is  
commonly known as 10234 Nicklaus St., Winfield, Indiana 46307

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected  
officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to  
execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and  
that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of May, 2007  
Boardwalk Builders & Developers, LLC

(SEAL) ATTEST:

By \_\_\_\_\_

By \_\_\_\_\_

(Name of Corporation)

Mary Ellen Bowers, Authorized Agent

Printed Name, and Office

Printed Name, and Office

STATE OF Indiana

SS:

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared  
Mary Ellen Bowers and \_\_\_\_\_

the Authorized Agent and \_\_\_\_\_, respectively of  
Boardwalk Builders & Developers, LLC, who acknowledged

execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that  
the representations therein contained are true.

Witness my hand and Notarial Seal this 16th day of May, 2007

My commission expires: DECEMBER 8, 2007

Signature Tina Brakley

Printed Jacelyn L. Smith TINA BRAKLEY Notary Public

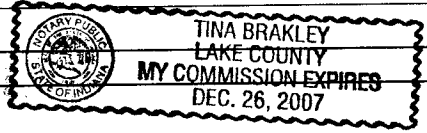
Resident of Lake County, Indiana.

This instrument prepared by Donna LaMere, Attorney at Law #03089-64/jc

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. Jennifer Church

Return Document to: 10234 Nicklaus St., Winfield, Indiana 46307

Send Tax Bill To: 10234 Nicklaus St., Winfield, Indiana 46307



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 11 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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25  
07

Chicago Title Insurance Company