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2014 001838

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 JAN 14 AM 10:27

MICHAEL B. BROWN  
RECORDER

After Recording Return to:  
BAY NATIONAL TITLE CO.  
13577 FEATHER SOUND DRIVE, STE. 250  
CLEARWATER, FL 33762  
File No. BMT-24658 - 2

Tax ID No.: 45-10-01-376-004.000-034

WARRANTY DEED

THIS INDENTURE made and entered into on this 27th day of December, 2013, by and between **BLUE MOUNTAIN HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, of 707 ALDRIDGE ROAD, SUITE B, VACAVILLE, CA 95688 hereinafter referred to as Grantor(s) and **MARK S. JOZA AND STARLA J. JOZA, HUSBAND AND WIFE**, of 1136 PARRISH AVENUE, CEDAR LAKE, IN 46303, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in LAKE County, INDIANA:



SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 2013061289, Recorded: 08/20/2013

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

010222

NOT TO BE USED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JAN 13 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

AMOUNT \$ 20.<sup>00</sup>  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 60367  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK RM

E

Assessor's parcel No. 45-10-01-376-004.000-034

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 27th day of December, 2013.

BLUE MOUNTAIN HOMES, LLC

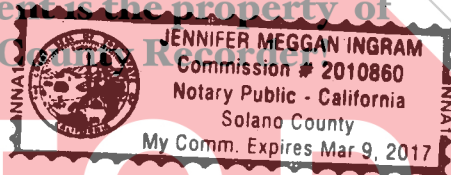
BY [Signature]  
NAME: Gregory Scott Owen  
TITLE: Authorized Signer

State of California  
County of Solano

Before me, the undersigned, a Notary Public in and for said county and state personally appeared Gregory Scott Owen on behalf of BLUE MOUNTAIN HOMES, LLC, the Grantor(s) herein and acknowledged the execution of the foregoing Instrument for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 27 day of December, 2013.

[Signature]  
Notary Public  
Printed Name: Jennifer Ingram  
My Commission Expires: March 9, 2017  
A Resident of Solano County  
State of California



Prepared by: PAUL JUNGERS, ESQ.  
401 OHIO STREET, SUITE A-5  
TERRE HAUTE, IN 47807  
866-333-3081

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.

PAUL JUNGERS, ESQ.



EXHIBIT A  
LEGAL DESCRIPTION

LOT NUMBER 5 IN HERITAGE ESTATES ADDITION UNIT 8, TO THE TOWN OF DYER, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 42 PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID: 45-10-01-376-004.000-034

PROPERTY COMMONLY KNOWN AS: 133 CONCORD COURT, DYER, IN 46311

