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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 078611

2014 DEC 10 AM 10:56

MICHAEL B. BROWN  
RECORDER

SEND TAX BILLS TO  
GRANTEE'S ADDRESS:  
JC123 Holdings, LLC  
5210 South Priest Drive  
Guadalupe, AZ 46307

PARCEL NUMBER:  
45-12-20-252-015  
000-030

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, that Terry Robinson and Elizabeth Robinson, husband and wife ("**Grantors**"), convey and warrant to JC123 Holdings, LLC ("**Grantee**"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana (hereinafter called the "**Real Estate**"):

The East 120 Feet Of Lot 1, Lincoln Ridge, in the Town of Mooresville, as shown in Plat Book 50, page 89, in Lake County, Indiana.

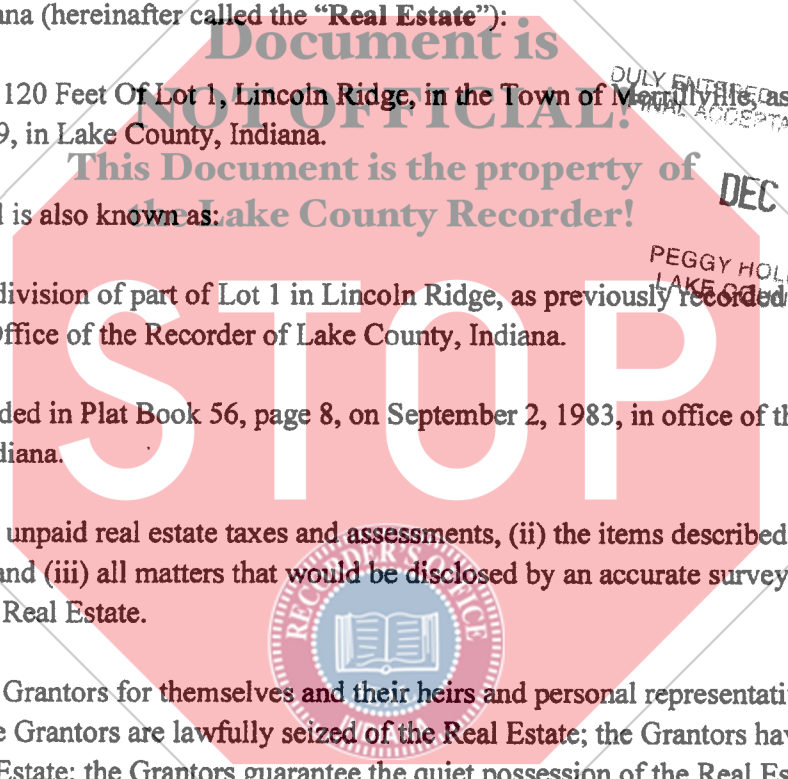
The above parcel is also known as:

Lot 1-B, a resubdivision of part of Lot 1 in Lincoln Ridge, as previously recorded in Plat Book 50, page 89, in Office of the Recorder of Lake County, Indiana.

Note: Now recorded in Plat Book 56, page 8, on September 2, 1983, in office of the recorder of Lake County, Indiana.

Subject to: (i) all unpaid real estate taxes and assessments, (ii) the items described on Exhibit A attached hereto, and (iii) all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate.

The undersigned Grantors for themselves and their heirs and personal representatives, covenant and agree that the Grantors are lawfully seized of the Real Estate; the Grantors have right to convey the Real Estate; the Grantors guarantee the quiet possession of the Real Estate; the Grantors guarantee that the Real Estate is free from all liens and encumbrances (except as shown on Exhibit A); the Grantors will warrant and defend the Real Estate against all lawful claims.



DEC 09 2014

PEGGY HOLINGA  
LAKE COUNTY  
AUDITOR

28616

\$ 22

CK# 039041

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IN WITNESS WHEREOF, the Grantors have caused this deed to be executed this 19th day of November, 2014.

*Terry Robinson* (SEAL)  
Terry Robinson

*Elizabeth Robinson* (SEAL)  
Elizabeth Robinson

STATE OF INDIANA

COUNTY OF Lake

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Before me, a Notary Public in and for said County and State, personally appeared Terry Robinson and Elizabeth Robinson, husband and wife, who acknowledged execution of the foregoing Warranty Deed as Grantors and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 19th day of November, 2014.

*Brenda C. Bane*

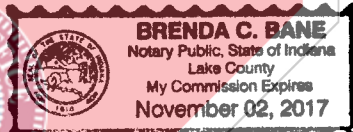
Name: Brenda C. Bane

My County of Residence:

Lake

My Commission Expires:

November 2, 2017



This instrument prepared by Timothy J. Geraghty, Attorney at Law, Godin Geraghty Puntillo Camilli, SC, 6301 Green Bay Road, Kenosha, Wisconsin 53142.

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

*Timothy J. Geraghty*



EXHIBIT A

1. Little Cal River Basin Assessment taxes for next year and subsequent years which are not yet due and payable.
2. Storm Water Merrillville Assessment taxes for next year and subsequent years which are not yet due and payable.
3. Independence Hill Assessment taxes for next year and subsequent years which are not yet due and payable.
4. Real Estate Taxes for the year(s) 2014, (payable 2015) are a lien but not yet due and payable.
5. Easement in favor of: Northern Indiana Public Service Company and Indiana Bell Telephone Company Type of easement: Utilities Recorded: March 05, 1984 Instrument No.: 747813. Subject to the terms and conditions thereof.
6. Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision.  

We delete any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC3604(c).
7. Minerals or mineral rights or any other subsurface substances (including, without limitations, oil, gas and coal) and all rights incidents thereto, now or previously leased, granted, excepted or reserved.

