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LIMITED LIABILITY COMPANY  
WARRANTY DEED

MICHAEL B. BROWN  
RECORDER

TAX: I.D. NO. 45-07-28-328-007.000-026

THIS INDENTURE WITNESSETH that BSRRG, LLC, (GRANTOR), a Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to DAVID CHRISTOPHER RUTHERFORD AND SAVANNAH ALISA MENDOZA, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (GRANTEES), of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

THE WEST 100 FEET OF THE EAST 1040 FEET OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 36, NORTH, RANGE 9 WEST OF THE 2nd PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT A POINT 1839.94 FEET NORTH OF THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SECTION 28; THENCE RUNNING NORTH 151.66 FEET TO THE CENTERLINE OF THE HART ROAD; THENCE RUNNING WESTERLY ON THE CENTERLINE OF SAID HART ROAD 1323.30 FEET TO THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO, INDIANA AND SOUTHERN RAILROAD; THENCE RUNNING SOUTH ON SAID RIGHT OF WAY LINE 165 FEET; THENCE EAST 1323.30 FEET TO THE PLACE OF BEGINNING, EXCEPT THE WEST 35 FEET THEREOF, IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA.

Commonly known as: 2628 HART ROAD, HIGHLAND, IN 46322

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2014 TAXES PAYABLE 2015, 2015 TAXES PAYABLE 2016 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 1 day of December, 2015

BSRRG, LLC

By: Kevin Karagias  
KEVIN KARAGIAS, Member

STATE OF INDIANA  
COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared KEVIN KARAGIAS of BSRRG, LLC and 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 1 day of December, 2015.

My commission expires: 5  
Resident of \_\_\_\_\_ County

Signature Elizabeth Kinzie  
Printed \_\_\_\_\_, Notary Public

This instrument prepared by MATTHEW W. DEULLEY, Attorney at Law, ID No. 27813-45.  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 2628 HART ROAD, HIGHLAND, IN 46322  
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.

Matthew W. Deulley  
Signature of Preparer

Elizabeth Kinzie 017253  
Printed Name of Preparer

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