

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 003060

2016 JAN 20 AM 10:22

MICHAEL B. BROWN  
RECORDER

3

**WARRANTY DEED**

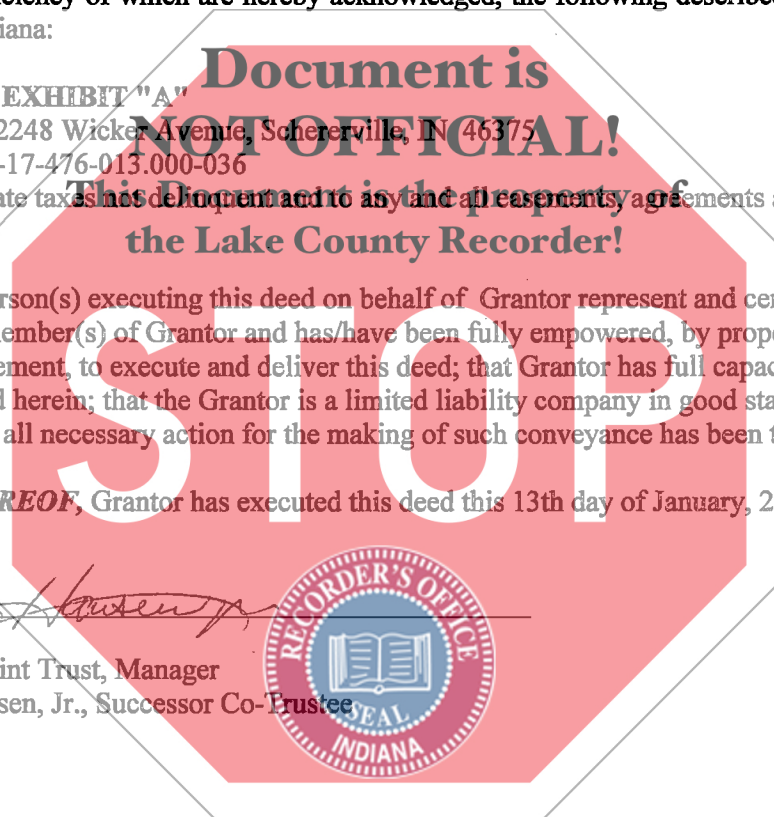
**THIS INDENTURE WITNESSETH**, That Albe, LLC (Grantor) **CONVEY(S) AND WARRANT(S)** to Kokopelli Motors Corp. (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE ATTACHED EXHIBIT "A"

**Property address:** 2248 Wicker Avenue, Schererville, IN 46375

**Tax ID No.:** 45-11-17-476-013.000-036

**Subject to** Real Estate taxes and delinquencies and any and all easements, agreements and restrictions of record.



The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are member(s) of Grantor and has/have been fully empowered, by proper resolution or by the Operating Agreement, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; that the Grantor is a limited liability company in good standing in the State of Indiana; and that all necessary action for the making of such conveyance has been taken and done.

**IN WITNESS WHEREOF**, Grantor has executed this deed this 13th day of January, 2016.

*Alfred M. Hansen, Jr.*  
Albe, LLC  
By: The Hansen Joint Trust, Manager  
By: Alfred M. Hansen, Jr., Successor Co-Trustee



**FIDELITY NATIONAL  
TITLE COMPANY**

92015-3222

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

010373

JAN 15 2016

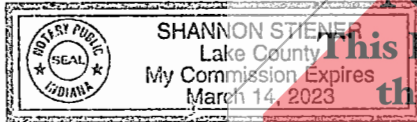
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20.  
PJ  
DR

STATE OF Indiana )  
 ) §.  
COUNTY OF Lake )

Before me, a Notary Public in and for said County and State, personally appeared Alfred M. Hansen, Jr., as Successor Co-Trustee, as Manager of Albe, LLC, who acknowledged the 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 on the 13th day of January, 2016.



Document is  
**NOT OFFICIAL!**

This Document is the property of  
the Lake County Recorder!

*(Signature)*  
Printed Name of Notary Public: Shannon Stienner  
Resident of Lake County, Indiana  
My Commission expires: 3/14/2023

**STOP**

Prepared by: Timothy R. Kuiper, Attorney at Law  
Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address:  
2248 Wicker Avenue, Schererville, IN 46375

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 Shannon Stienner. File No. 920153222



Exhibit "A"

File No. 920153222

✓ Parcel 1: The East 242 feet (measured along a North line) of Lot 6, except the North 52 feet thereof, Schilling's First Addition to Schererville, as shown in Plat Book 27 page 13, in Lake County, Indiana.

✓ Parcel 2: The Northerly 20 feet of the East 249.9 feet of Lot A, Schilling's First Addition to Schererville, as shown in Plat Book 27 page 13, in Lake County, Indiana.

✓ Parcel 3: The South 18 feet of the North 52 feet of the East 242 feet of Lot 6, Schilling's First Addition to Schererville, as shown in Plat Book 27 page 13, in Lake County, Indiana.

EXCEPTING THEREFROM THAT PART DEEDED TO THE STATE OF INDIANA IN DEED RECORDED MARCH 11, 2002 AS DOCUMENT NUMBER 2002 24542 DESCRIBED AS FOLLOWS:

✓ A Part of Lots "A" and 6 in Schilling's First Addition, an Addition to the Town of Schererville, Indiana, the plat of which is recorded in Plat Book 27 page 13, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point on the East line of said Lot 6 South 1 degree 14 minutes 05 seconds East 34.01 feet from the Northeast corner of said Lot 6; thence South 1 degree 14 minutes 05 seconds East 76.62 feet along said East line to the Southern line of the North 20 feet of said Lot "A"; thence South 75 degrees 43 minutes 40 seconds West 165.36 feet along said Southern line; thence North 14 degrees 10 minutes 54 seconds West 6.69 feet; thence North 69 degrees 54 minutes 43 seconds East 95.65 feet; thence North 38 degrees 15 minutes 04 seconds East 33.82 feet; thence North 2 degrees 05 minutes 05 seconds East 51.63 feet to the North line of the South 18 feet of the North 52 feet of said Lot 6; thence South 89 degrees 51 minutes 27 seconds East 47.60 feet along said North line to the point of beginning.

