

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 012762

2016 MAR -2 AM 9:59

MICHAEL B. BROWN
RECORDER

2

WARRANTY DEED

THIS INDENTURE WITNESSETH, That JWM Capital, LLC, an Indiana Limited Liability Company (Grantor) **CONVEY(S) AND WARRANT(S)** to David Edward Armagast (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:

Lot 115 in Lincoln Gardens Third Addition, as per plat thereof, recorded in Plat Book 35 page 33, in the Office of the Recorder of Lake County, Indiana.

Property address: 3311 W 18th Ave, Merrillville, IN 46410.

Tax ID No.: 45-12-19-232-007.000-030

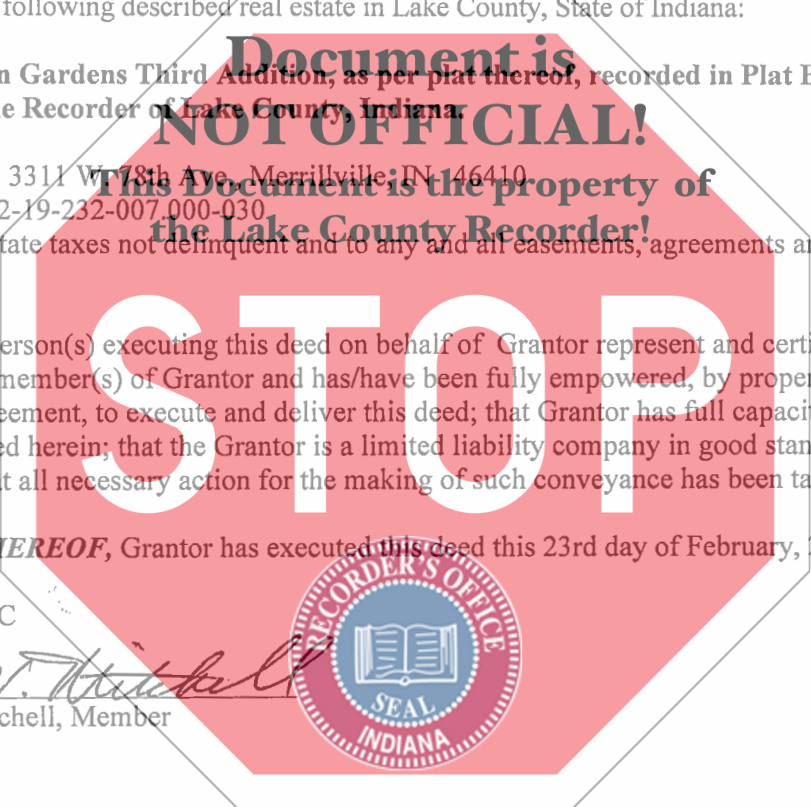
Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

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 23rd day of February, 2016.

JWM Capital, LLC

Jack W. Mitchell
By: Jack W. Mitchell, Member



**FIDELITY NATIONAL
TITLE COMPANY**

92015-1832

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 29 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

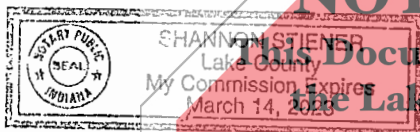
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18. PN

STATE OF Indiana)
) §.
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared Jack W. Mitchell, Member of JWM Capital, 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 23rd day of February, 2016.



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

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:
10567 Golden Grove Ave., Dyer, IN 46311

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. 920151832

