

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 JUN 13 AM 9:24

MICHAEL B. BROWN  
RECORDER

RETURN TO ✓  
Timios, Inc.  
5716 Corsa Ave., Suite 102  
Westlake Village, CA 91362  
R# 1280587

2016 036325

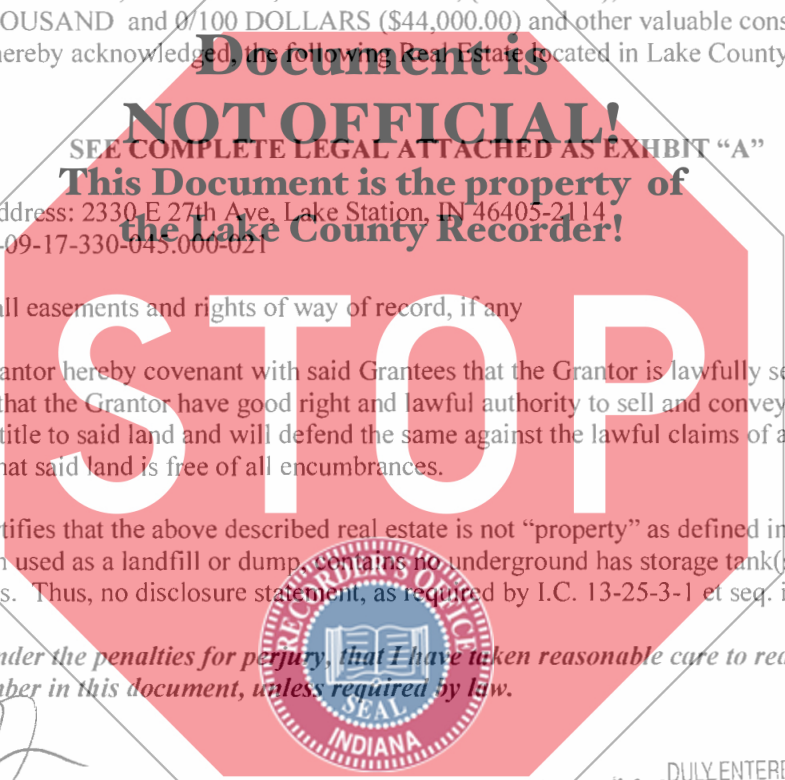
~~Return To~~

Mail Tax Statements To:  
Jennifer Batson & Jeffrey Batson  
2330 E 27th Ave  
Lake Station, IN 46405-2114

Property Tax ID#: 45-09-17-330-045.000-021  
File #: 1268710

**WARRANTY DEED**

This indenture made on this 18 day of May, 2016, Witnesseth, BLUE WATER PROPERTIES & INVESTMENTS LLC, of 2330 E 27th Ave, Lake Station, IN 46405-2114, ("Grantor"), conveys and warrants to JENNIFER BATSON and JEFFREY BATSON, married, husband and wife, of 2330 E 27th Ave, Lake Station, IN 46405-2114, ("Grantees"), for and in consideration of FORTY FOUR THOUSAND and 0/100 DOLLARS (\$44,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:



Property Address: 2330 E 27th Ave, Lake Station, IN 46405-2114  
Tax ID: 45-09-17-330-045.000-021

Subject to all easements and rights of way of record, if any

And the Grantor hereby covenant with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor have good right and lawful authority to sell and convey said land, hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-11-2-174. It has not been used as a landfill or dump, contains no underground has storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-25-3-1 et seq. is required.

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.

23338

*[Handwritten Signature]*

MICHAEL SHIN - AGENT

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Signature

Printed Name

JUN 09 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

\$20.00  
M<sup>2</sup>

E #198341

IN WITNESS WHEREOF, Grantor has executed this deed this 18<sup>th</sup> day of May, 2016.

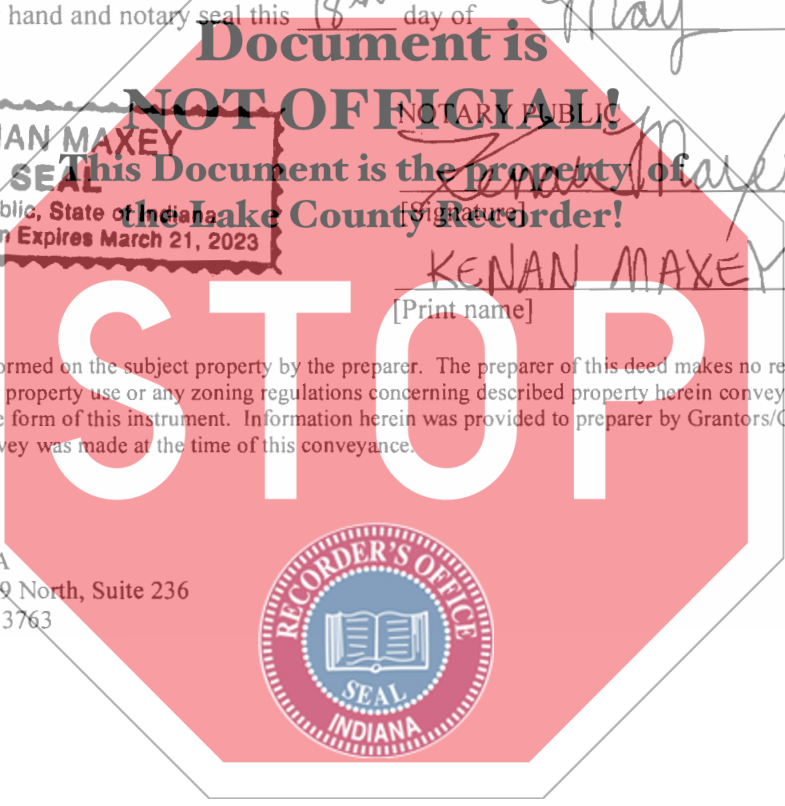
BLUE WATER PROPERTIES & INVESTMENTS LLC

By [Signature] member  
[Signature] member

STATE OF Indiana  
COUNTY OF Lake } ss

Before me, a Notary Public in and for said County and State, personally appeared JENNIFER BATSON and JEFFREY BATSON its members of BLUE WATER PROPERTIES & INVESTMENTS LLC, who acknowledged the execution of the foregoing Quitclaim Deed.

Witness my hand and notary seal this 18<sup>th</sup> day of May, 2016.



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and/or their agents, no boundary survey was made at the time of this conveyance.

Prepared by:  
Jennifer Soltz  
Curphey & Badger PA  
25400 US Highway 19 North, Suite 236  
Clearwater, Florida 33763



**EXHIBIT "A"**

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, STATE OF INDIANA, TO-WIT:

LOTS 26, 27 AND 28 IN BLOCK I IN RIVERTON PARK SUBDIVISION, IN THE CITY OF LAKE STATION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

BEING THE SAME PROPERTY CONVEYED TO BLUE WATER PROPERTIES & INVESTMENTS LLC BY DEED FROM JEFFREY S. BATSON AND JENNIFER L. BATSON RECORDED 01/26/2015 IN INSTRUMENT NO. 2015004898, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

