

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 056907

2016 AUG 22 PM 12: 14

MICHAEL B. BROWN
RECORDER

Tax ID Number(s):
29-04-0342-0056

45-19-15-476-003.000-038

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WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

KM&N Properties, LLC

CONVEY(S) AND WARRANT(S) TO

Brian E. Powers and Sarah Powers, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**This Document is the property of
the Lake County Recorder!**
SEE ATTACHED EXHIBIT "A"


Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this deed this 12th day of August, 2016.

KM&N Properties, LLC


By: **James L. Wieser**
Title: **General Partner**

014708

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
AUG 18 2016

JOHN E. PETALAS
LAKE COUNTY CLERK
HOLD FOR MERIDIAN TITLE CORP

①

MTC File No.: 15-29553 (LLCWD)

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **James L. Wieser General Partner of KM&N Properties, LLC** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 12th day of August, 2016.

My Commission Expires: April 30, 2024

Signature of Notary Public

Patricia J. Rosenbaum
Printed Name of Notary Public

Laporte County, Indiana
Notary Public County and State of Residence

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder



This instrument was prepared by:
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:
8130 172nd Place
Lowell, IN 46356

Grantee's Address and Mail Tax Statements To:
8130 172nd Place
Lowell, IN 46356

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. Debra A. Guy



EXHIBIT A

Lot Numbered 87 in Heritage Falls Subdivision Phase 1, an Addition to the Town of Lowell, as per plat thereof recorded in Plat Book 102, page 34 in the Office of the Recorder of Lake County, Indiana.

