

CORPORATE WARRANTY DEED

Key No: 45-11-29-228-007.000-035

THIS INDENTURE WITNESSETH: That Robbins Properties, LLC an Indiana Limited Liability Company of Lake County, in the State of Indiana

CONVEYS AND WARRANTS

To JTB Construction Inc., an Indiana Corporation for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged the following REAL ESTATE in Lake County, Indiana

Lot 93 in Re-Plat Lots 88 to 96, Ventura Estates Unit 4, as per plat thereof, recorded in Plat Book 108 page 49 in the Office of the Recorder of Lake County, Indiana.

Property Address: 8663 Dena Ct., St. John, Indiana 46373

Subject to easements, restrictions of record, right of ways, taxes and the Restrictive Covenants of Ventura Estates Subdivision.

Grantor hereby certifies under oath that no Indiana Gross Income Tax is due and payable with respect to the transfer made by this deed.

The undersigned persons executing this deed represent and certify on behalf of Grantor that undersigned is a duly elected managing member of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company 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 capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

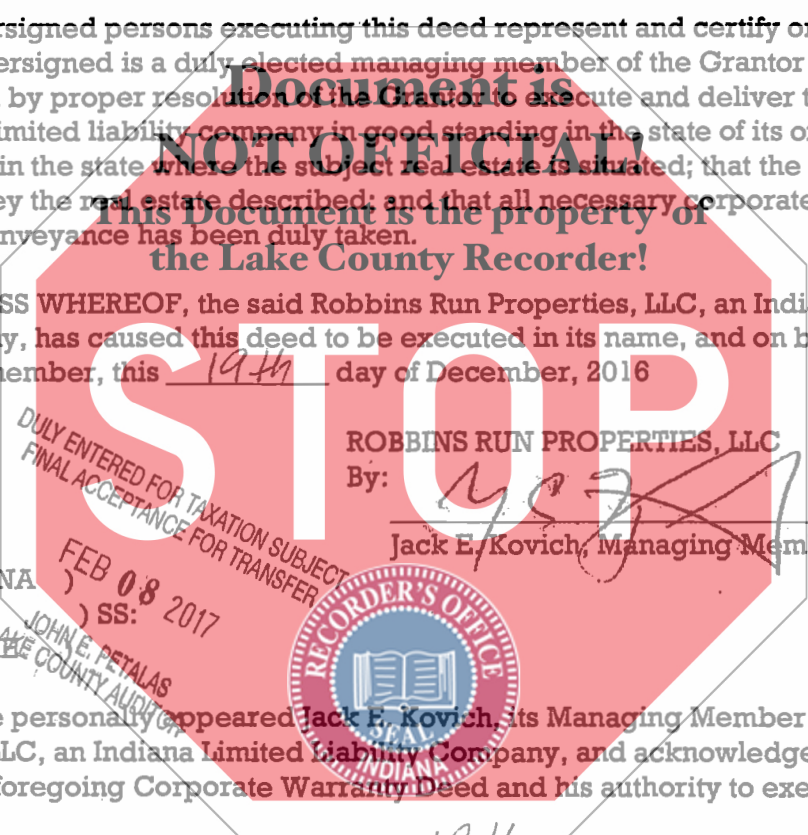
IN WITNESS WHEREOF, the said Robbins Run Properties, LLC, an Indiana Limited Liability Company, has caused this deed to be executed in its name, and on behalf, its duly managing member, this 19th day of December, 2016

ROBBINS RUN PROPERTIES, LLC

By: [Signature] Jack E. Kovich, Managing Member

STATE OF INDIANA

COUNTY OF LAKE



Vertical stamps: 0117 08533, 2017 FEB - 8 AM 10:47, FILED FOR RECORD, STATE OF INDIANA LAKE COUNTY

Before me personally appeared Jack E. Kovich, its Managing Member for Robbins Run Properties, LLC, an Indiana Limited Liability Company, and acknowledged execution of the foregoing Corporate Warranty Deed and his authority to execute the same.

Witness my hand and Notarial Seal this 19th day of December, 2016

[Signature] Notary Public Printed: Tammy S. Michna County of Residence: Lake

April 27, 2019 My Commission Expires

Grantee Name: James Beamer Physical Address: 12310 Parrish Ave, Cedar Lake, IN 46303

Mail Tax Bill To: James Beamer, 12310 Parrish Ave., Cedar Lake, IN 46303



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I affirm under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

This Instrument prepared by Jack E. Kovich

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: [Signature]

Handwritten notes: \$17.00 M.E. N.C. #1770