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Mail Tax Bills To:  
1379 South California Street  
Hobart, Indiana 46342

2017 043222

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 JUL 14 AM 9:45

MICHAEL B. BROWN  
Date: June 28, 2017  
RECORDER

**CORPORATE DEED**

**COLUMBIA DEVELOPMENT COMPANY, LLC**, a limited liability company organized and existing under the laws of the State of Indiana ("Grantor"), **CONVEYS AND WARRANTS** to: **Robert G. Augle and Suzanne M. Albrecht, Tenants in Common** (the "Grantee"), in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration the receipt of which is hereby acknowledged, the following described real estate (the "Real Estate") in Lake County, in the State of **Indiana**, to-wit:

The North 44.90 Feet of Lot 9 in Lake George Plateau, Unit No. 6, replat of Lots 9 to 18 and Lots "A" & "B", as per plat thereof, recorded in Plat Book 95, Page 64, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1379 South California Street, Hobart, Indiana 46342

State I.D. Number: 45-13-06-181-029-006-018



**SUBJECT TO:**

1. All taxes and special assessments now due and payable and those due and payable after this date,
2. Zone and building Laws and Ordinances and amendments thereto,
3. Easements, if any, restrictions, conditions, reservations, and covenants appearing in any deed or other instrument of record,

**TO HAVE AND TO HOLD** the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that the Real Estate is free of any encumbrance made or suffered by the Grantor, and that Grantor and Grantor's successors shall warrant and defend the same to Grantee and Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, but against none other.

The Grantor certifies that there is no Indiana Gross Income Tax due by reason of this conveyance.

The undersigned person(s) executing this deed represent(s) and certify (certifies), on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the operating agreement 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 action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, GRANTOR has caused this deed dated June 28, 2017, to be executed.

**COLUMBIA DEVELOPMENT COMPANY, LLC**

By:   
Peymon Torabi - President

By:   
Daniel W. Moser - Vice President

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

IN002122

**HOLD FOR GREATER INDIANA TITLE COMPANY**

021408 25 -  
RN

JUL 13 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
031136

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared:

Peymon Torabi and Daniel W. Moser, President and Vice President, respectively, of Columbia Development Company, LLC, an Indiana limited liability company, who acknowledged 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 Notary Seal this 28<sup>th</sup> day of June, 2017.

My Commission Expires: 05-25-2023

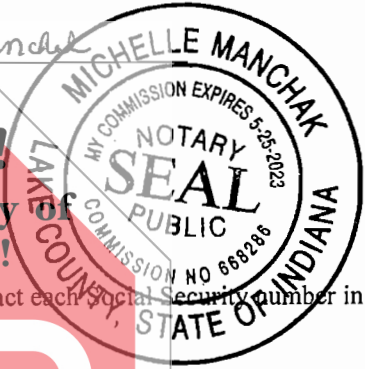
Resident of Lake County

Michelle Manchak  
Notary Printed Name

Michelle Manchak  
Notary Signature

This Instrument was prepared by:

**NOT OFFICIAL!**  
Leane E. Cerven, Attorney at Law  
Peoples Bank SB  
9204 Columbia Avenue  
Munster, Indiana 46321  
**This Document is the property of  
the Lake County Recorder!**



"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."

**STOP**  
PEOPLES BANK SB  
By: Leane E. Cerven  
Leane E. Cerven

