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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 043298

2017 JUL 14 AM 10:37

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
40-52-0118-0013

45-15-03-152-008.000-015

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

JBJ Land Development, LLLP

CONVEY(S) AND WARRANT(S) TO

Ben Torres and Michelle Torres, 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:

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**  
SEE ATTACHED EXHIBIT "A"

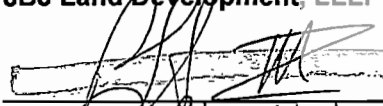
Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this Deed on behalf of the Grantor represent and certify that they are duly appointed representatives or general partners of Grantor and have been fully empowered by the partnership agreement or other proper agreement by and between the general partners of Grantor, to execute and deliver this Deed, that Grantor has full capacity to convey the real estate described herein and that all necessary has full capacity to convey the real estate described herein and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this deed this 7th day of July, 2017.

JBJ Land Development, LLLP

  
By: Peter Lindemulder  
Title: Power of Attorney for Brian Boomsma

2017-043297

MTC File No.: 15-29555 (PWD)

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HOLD FOR MERIDIAN TITLE CORP  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

025479

25  
MT  
an

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 ~~Peter Lindemulder as Atty in fact~~ for Brian Boomsma, partner of of **JB Land Development, LLLP** 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 7th day of July, 2017.

My Commission Expires: 1-21-22 Annette Martinez  
Signature of Notary Public

Annette Martinez  
Printed Name of Notary Public  
Porter  
Notary Public County and State of Residence



**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:**  
9555 West 103rd Street  
Saint John, IN 46373

**Grantee's Address and Mail Tax Statements To:**  
9555 West 103rd Street  
Saint John, IN 46373

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 196 in the Secondary Plat of The Gates of St. John Unit 10E as per plat thereof recorded February 7, 2013 as Instrument Number 2013-010616 in the Office of the Recorder of Lake County, Indiana.

