

Mail Tax Bills To:
1328 Csokasy Lane
Hobart, Indiana 46342

Date: June 29, 2017

2

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: **Jose Serrano and Alissa Serrano, As Joint Tenants With Right of Survivorship** (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, the State of Indiana, to-wit:

The Northerly half of Lot 15 in Lake George Plateau Unit No. 6, replat of Lots 9 to 18 and Lots "A" and "B", as replat thereof, recorded in Plat Book 95 page 64, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Commencing at the Southeasterly corner of said Lot 15; thence North 00 degrees 48 minutes 00 seconds East along the East line of said Lot 15 a distance of 20.65 feet to the point of beginning; thence North 77 degrees 22 minutes 08 seconds West a distance of 199.68 feet to the East line of Csokasy Lane; thence Northeasterly along a curve concave to the Northwest having a radius of 260.00 feet and an arc length of 1.98 feet; thence North 12 degrees 37 minutes 52 seconds East a distance of 43.69 feet to the North line of said Lot 15; thence south 77 degrees 22 minutes 08 seconds East along said North line a distance of 190.10 feet to the East line of said Lot 15; thence South 00 degrees 48 minutes 00 seconds West along said East line a distance of 46.66 feet to the point of beginning.

Commonly known as: 1328 Csokasy Lane, Hobart, Indiana 46342

State I.D. Number: 45-13-06-181-038.000-018

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 29, 2017, to be executed.

COLUMBIA DEVELOPMENT COMPANY, LLC

By: 
Peymon Torabi - President

By: 
Daniel W. Moser - Vice President

HOLD FOR GREATER INDIANA TITLE COMPANY IN002102

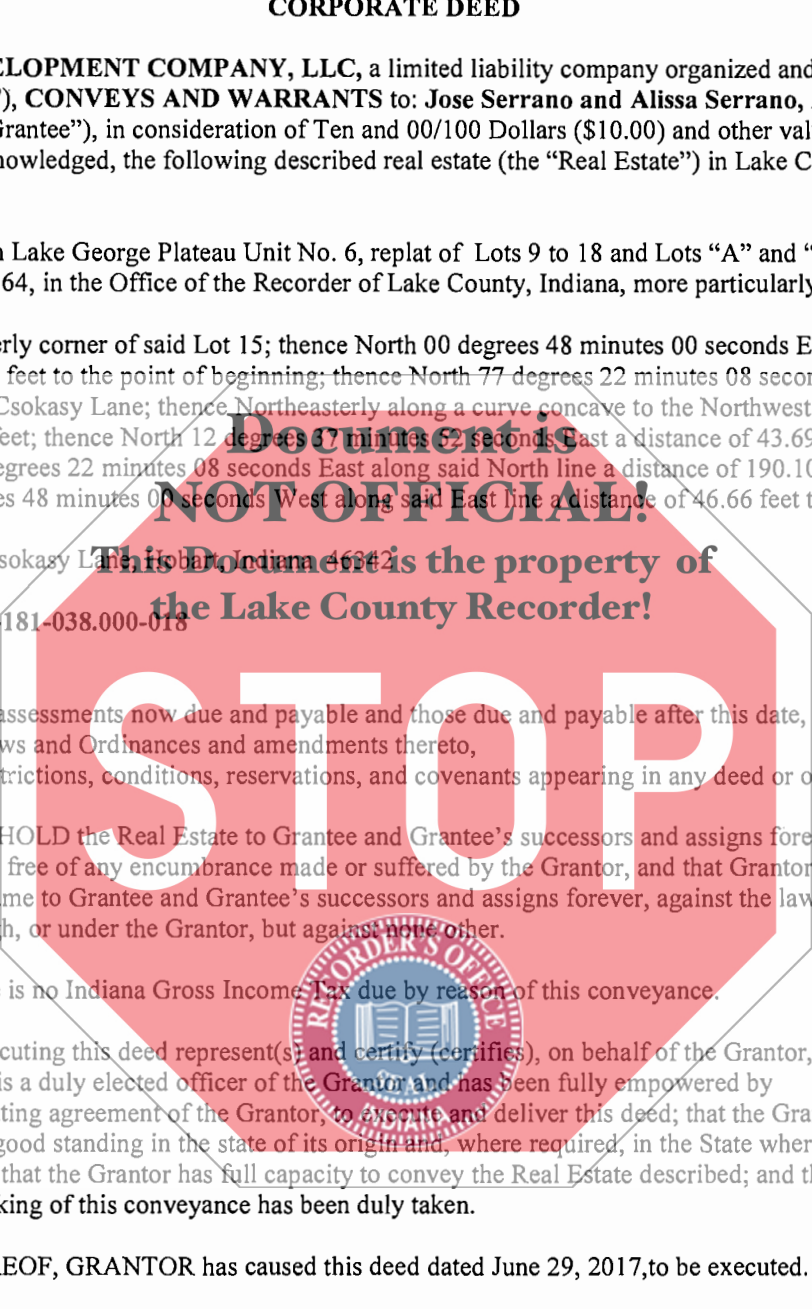
OK #021411
25.00
6H

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

025748

JUL 26 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR



2017 JUL 26 AM 10:00
MICHAEL B. BROWN
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

STATE OF INDIANA)
)
COUNTY OF LAKE) SS:

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 29th 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:

Leane E. Cerven, Attorney at Law
Peoples Bank SB
9204 Columbia Avenue
Munster, Indiana 46321

"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."

