

2017 070654

2017 OCT 19 AM 10:11

MICHAEL B. BROWN
RECORDER

CORPORATE WARRANTY DEED

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This Indenture Witnesseth, that **BRIAR RIDGE COUNTRY CLUB, LLC**, a Delaware limited liability company whose address is 123 Country Club Drive, Schererville, Indiana 46375 (Grantor), conveys and grants to **ROBERT BELCASTER AND CAROLYN BELCASTER**, husband and wife, whose address is Marathon, Florida (collectively, the "Grantee") for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

Beginning at the Southeast corner of Lot 40, Briar Ridge Country Club Addition, Unit 13, Block 2, as shown in Plat Book 65, page 46, in the Office of the Recorder of Lake County, Indiana; thence North 26°04'40" East, a distance of 233.70 feet to the Northeast corner of Lot 41, in said Unit 13, Block 2; thence South 55°18'36" East, a distance of 38.86 feet, to a point of deflection in the South line of Lot 43 in said Unit 13, Block 2, thence South 49°42'19" East, a distance of 265.96 feet, to the Southeast corner of Lot 45; in said Unit 13, Block 2; thence South 87°01'30" West, a distance of 338.88 feet to the point of beginning. Containing 0.81 acres, more or less, all in the Town of Dyer, Lake County, Indiana.

Parcel No. 45-11-06-252-010.000-034

Subject to:

- (i) real estate taxes for the year 2017 payable in 2018 that are a lien not yet due and payable and all subsequent years;
- (ii) possible municipal and/or sewer assessments which may be levied by the municipality, if any;
- (iii) rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes;
- (iv) rights of way for drainage tiles, ditches, feeders and laterals, if any;
- (v) zoning ordinances affecting said property;
- (vi) utility easements of record;
- (vii) and the Declaration of Covenants, Conditions, and Restrictions for Briar Ridge country Club Additions dated July 30, 1987, and recorded as Document No. 931406 in the Office Of the Recorder of Lake County, Indiana; and
- (viii) all other easements, covenants, restrictions, and matters of public record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer or representative 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 situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this deed this 10 day of October, 2017.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL

BRIAR RIDGE COUNTRY CLUB, LLC

John E. Petalas
Meridian Title

By: Jolaine N. Petalas
Printed Name: JOLAINE N. PETALAS
Title: SECRETARY

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.

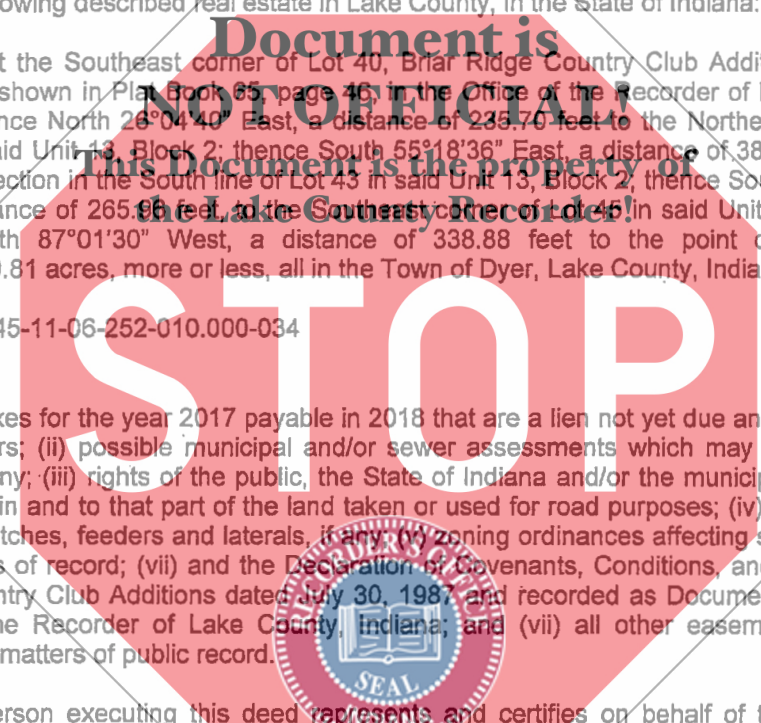
Greg A. Bouwer

17-27547

OCT 17 2017 HOLD FOR MERIDIAN TITLE CORP

JOHN E. PETALAS
LAKE COUNTY AUDITOR

029018



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NOT
D

STATE OF INDIANA

SS:

COUNTY OF LAKE

Before me, a Notary Public in and for the said County and State, personally appeared Briar Ridge Country Club, LLC, by JOLAINEN PELLAR, its SECRETARY, who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 10TH day of October, 2017.

My Commission Expires: 8/27/25

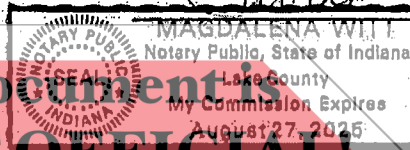
My County of Residence: Lake

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Notary Public

Grantee address and
Mail Tax Bills to:

311 Stirrup Key Blvd.
Marathon, FL 33050



Document is NOT OFFICIAL!

After Recording Return to:

**This Document is the property of
the Lake County Recorder!**

THIS DOCUMENT PREPARED BY: GREG A. BOUWER, ATTORNEY ID. NUMBER 16368-53
KORANSKY, BOUWER & PORACKY, P.C., 425 JOLIET STREET, SUITE 425, DYER, IN 46311

