

2017 082886

2017 DEC -7 AM 8:51

MICHAEL B. BROWN
RECORDER

CORPORATE WARRANTY DEED

THIS INDENTURE, made this 29 day of November, 2017, by Real Estate Growth Fund LLC by Stonecrest Realty Management LLC, hereinafter called Grantor, and Wayne Hilty and Kathleen Hilty, Husband and Wife, hereinafter called Grantee:

WITNESSETH: That the Grantor for and in consideration of the sum of Ten Dollars, in hand paid, conveys and warrants to the said Grantee, its successors and assigns, in the following described premises, to wit:

LOT 56 IN CRESTWOOD PARK IN HOBART, AS PER PLAT THEREOF, RECORDED SEPTEMBER 14, 1955, IN PLAT BOOK 31, PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address: 2114 W. 3rd Place, Hobart, IN 46342
Parcel ID: 45-08-36-253-019.000-018.

Subject to taxes, easements, restrictions, rights of way, ditches and drains, conditions and covenants of record.

Subject also to all zoning laws and other restrictions, regulations, ordinances or statutes of any governmental authority applicable to the above property.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said state where the above premises are situated.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor; that he has been fully empowered, by proper resolution of the members of Grantor, to execute and deliver this deed; that Grantor has fully corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.



Real Estate Growth Fund LLC by
Stonecrest Realty Management LLC

By: Jon O. Freeman, Member

STATE OF California)
COUNTY OF Santa Clara) SS:

I, Paola M. Padilla, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY Jon O. Freeman, Member of Real Estate Growth Fund LLC by Stonecrest Realty Management LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 29 day of November, 2017

See Attached

Notary Public
Printed Name: Paola M. Padilla

My Commission Expires: 1-27-21 County of Residence: Santa Clara

25
LT
AM

LIBERTY TITLE & ESCROW COMPANY
T&V 1700 3853

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 7 2017

43458

JOHN E. PETALAS
LAKE COUNTY AUDITOR

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number on this document, unless required by law. Lisa Palmer

This instrument was drafted by Phillip A. Norman, Esq., whose business address is 2110 Calumet Avenue, Valparaiso, Indiana 46383

Grantee's & tax mailing address: 2114 W. 3rd Place, Hobart, IN 46342

File: T8V17003853



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On November 29, 2017 before me, Paola M. Padilla, Notary Public
(insert name and title of the officer)

personally appeared Jon O. Freeman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

