

2017 085215

2017 DEC 14 PM 1:10

MICHAEL B. BROWN  
RECORDER

LIMITED WARRANTY DEED

THIS INDENTURE made this 30th day of October, 2017, by and between *Civic Properties, LLC*, (hereinafter referred to as "Grantor"), *SJX Holdings, LLC*, (hereinafter referred to as "Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that certain land situated in Lake County, State of Indiana to wit:

LOTS NUMBERED 3 IN BLOCK 9 IN RE-SUBDIVISION OF GARDEN HOMES AS PER PLAT THEREOF IN PLAT BOOK 23, PAGE 55 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number: 45-08-24-306-003.000-020  
Property Address: 3427 Liverpool Road, Lake Station, IN 46405  
Grantee Tax Mailing Address: 127 N Broad Street, Griffith, IN 46319

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Tax Bills and recorded deed should be sent to Grantee at such address unless otherwise indicated below.

Mail Grantee deed and tax bills to: 127 N Broad Street, Griffith, IN 46319

IN WITNESS WHEREOF, Grantor has executed this deed this 30th day of October, 2017.

Grantors:  
Signature [Signature]

Printed Matthew Scheltens, Member

STATE OF INDIANA )

COUNTY OF LAKE )

Before me, a Notary Public for said County and State, personally appeared Matthew Scheltens, Member who acknowledged the execution of the forgoing deed for and on behalf of the Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of October, 2017.

My commission expires: 2-28-2024

County of Residence Lake

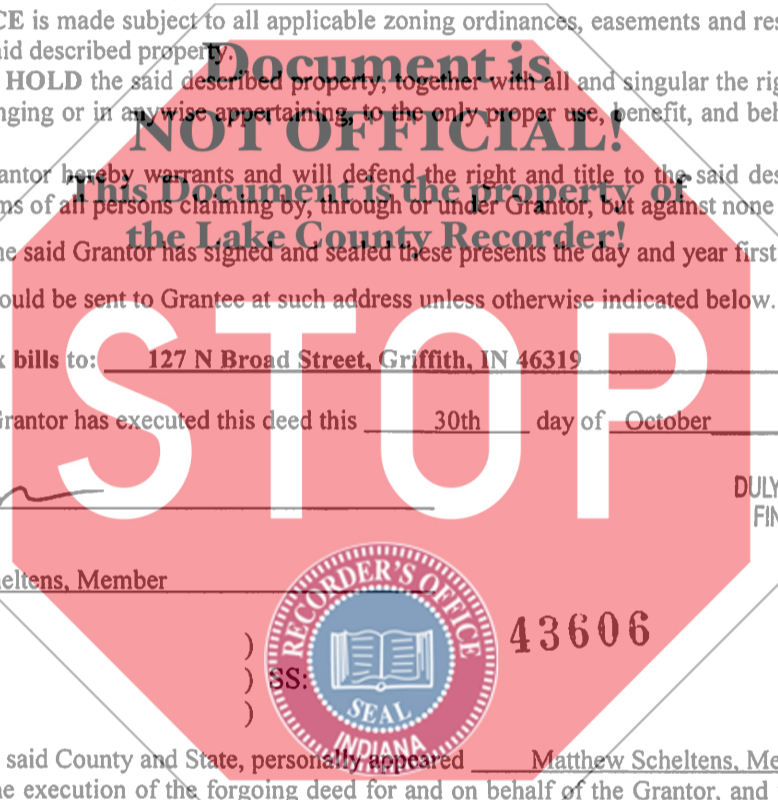
[Signature]  
Notary Public  
Rhonda K Salazar  
Printed Name of Notary Public

This Instrument prepared by:  
Daniel Cavender, Member  
C & S Lake Region, LLC  
127 N Broad St  
Griffith, IN 46319

"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."

Prepared by: [Signature]

\$25.00  
[Signature]  
#000586  
RHONDA K SALAZAR  
Notary Public, State of Indiana  
Lake County  
Commission # 080792  
My Commission Expires  
February 28, 2024



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 14 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

