

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 085832

2017 DEC 18 AM 11:21

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
45-13-06-276-001.000-018

**CORPORATE WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**Van Prooyen Builders, Inc.**, a corporation organized and existing under the laws of the State of Indiana

CONVEYS AND WARRANTS TO

**Carole A. O'Brien**, 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:

**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 persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full 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 Grantor has executed this deed this 8th day of December, 2017.

**Van Prooyen Builders, Inc.**

By: **Kami Van Prooyen**  
Title: **Authorized Agent**



MTC File No.: 17-27061 (CWD)

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DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

HOLD FOR MERIDIAN TITLE COR:

DEC 13 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

029697

25-  
MT  
AR

State of Indiana, County of Lake ss:

Before me, a Notary Public in and for said County and State, personally appeared **Kami Van Prooyen, Authorized Agent of Van Prooyen Builders, Inc.** who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who having been duly sworn, stated that the representations contained therein are true.

WITNESS, my hand and Seal this 8th day of December, 2017.

My Commission Expires: 11/21/22

Annette Markner  
Signature of Notary Public

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

**Document is NOT OFFICIAL!**

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**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:**  
273 Polly Lane  
Hobart, IN 46342

**Grantee's Address and Mail Tax Statements To:**  
273 Polly Lane  
Hobart, IN 46342



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**

All of Lot 31 in Laurawood II as shown in Plat Book 89, Page 54 in the Office of the Recorder of Lake County, Indiana EXCEPTING therefrom the following described part:

Beginning at the Northwest corner of said Lot 31, thence South 87°00'33" East, 109.04 feet along the North line of said Lot 31 to the Northeast corner of said Lot 31 and the beginning of a non-tangent curve concave East, having a radius of 60.00 feet and a chord that bears South 12°18'34" East, 31.66 feet; thence South 32.04 feet along said curve being the East line of said Lot 31 to the extension of the centerline of an existing party wall; thence South 62°23'20" West, 127.83 feet along said centerline and extensions thereof to the West line of said Lot 31; thence North 01°24'53" West, 95.90 feet along said west line to the point of beginning of said exception.

