

2019-072244

2019 October 23

8:30:12 AM

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**SPECIAL WARRANTY DEED
(Indiana)**

THIS INDENTURE WITNESSETH, that **GO AMERICA LLC**, duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby **CONVEY AND SPECIALLY WARRANT** to **VANESSA PEPINO ADRANEDA** of 7126 W. 87TH AVE., CROWN POINT, IN 46307, for and in consideration of **\$32,000.00**, the receipt of which is hereby acknowledged, the following described real estate in **LAKE COUNTY** in the State of Indiana, to wit:

PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN LYING WEST OF DEEP RIVER MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT 480.8 FEET SOUTH OF AN IRON PIPE THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 AND RUNNING THENCE EAST 297 FEET, THENCE NORTH 60 FEET, THENCE WEST 297 FEET TO THE WEST LINE OF SAID SECTION, THENCE SOUTH 60 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA.

PROPERTY ADDRESS: 3529 NORTH LAKE PARK AVENUE, HOBART, IN 46342

PARCEL NO.: 45-09-20-351-005.000-045

SUBJECT TO all current real estate taxes and assessments and all subsequent taxes and assessment.

SUBJECT TO all easements, covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the real estate above unto Grantee(s), heirs, successors and assigns to **WARRANT** and **FOREVER DEFEND** all and singular the real estate unto Grantee(s), heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

The undersigned persons executing this deed represent and certify on behalf of Grantor that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that Grantor is in good standing under the laws of the United States and, where required, in the State where the subject real estate is situate; 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.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 21 2019

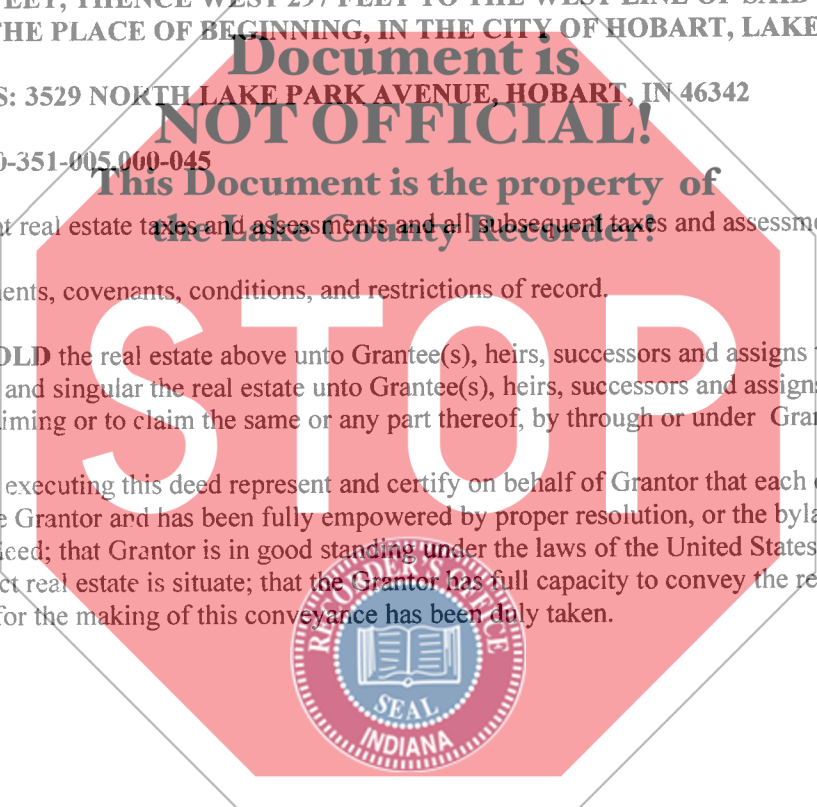
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 18 day of September, 2019

GO AMERICA LLC

By: TNC Ventures, Inc, member

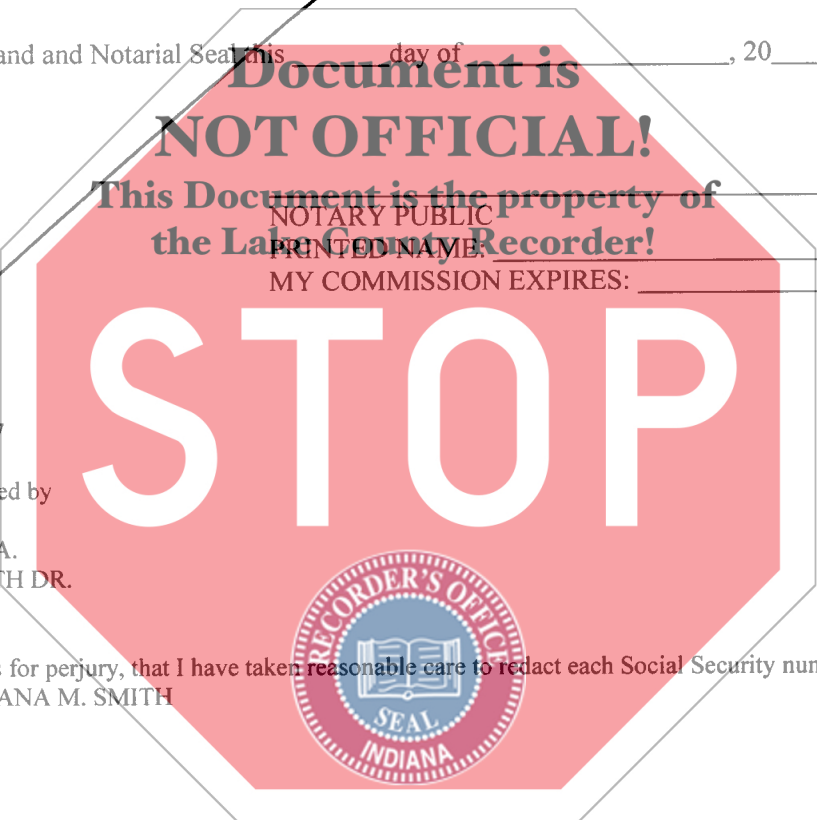
By: Ignacio Reed
Name:
Its: President

State of _____)
County of _____)SS.

See ATTACHED

Before me, a Notary Public in and for said County and State, personally appeared _____ as the President of _____, member of GO AMERICA, LLC, who acknowledged the execution of the foregoing deed.

WITNESS my hand and Notarial Seal this _____ day of _____, 20____.
(SEAL)



Grantee's Address:
7126 W. 87TH AVE.
CROWN POINT, IN 46307

This instrument was prepared by
DEANA M. SMITH
O/B/O BC LAW FIRM, P.A.
200 PARK FOREST SOUTH DR.
FRANKLIN, IN 46131

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. DEANA M. SMITH

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 San Diego)

On September 18, 2019 before me, Christine Ann James, Notary Public
(insert name and title of the officer)

personally appeared Tyrone Reed,
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 [Handwritten Signature] (Seal)

