

2019-086422

2019 Dec 13

10:55 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that DABCO PROPERTY 1 TE, LP, a Texas limited partnership (herein, "Grantor"), whose address is 3419 Westminster, #307G, Dallas, TX 75205, conveys and warrants to KYLE WINTERS, a married man (herein, "Grantee"), whose address is 481 Dana Meadows Lane, Ballwin, MO 63021, for and in consideration of the sum of SEVENTY-NINE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$79,900.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:

Document is NOT OFFICIAL!
SEE EXHIBIT A ATTACHED HERETO.

Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent. **This Document is the property of the Lake County Recorder!**

Property Address: 2173 Roosevelt Place, Gary, IN 46404
Parcel Number: 45-08-17-202-009.000-004

IN WITNESS WHEREOF, Grantor has executed this deed this 22 day of November, 2019.



[signatures on the following page(s)]

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 11 2019

31651

JOHN E. PETALAS
LAKE COUNTY AUDITOR

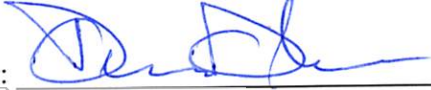
E
\$25.00
✓ #77297
\$13

GRANTOR:

Dabco Property 1 TE, LP, a Texas limited partnership

By: Dabco Capital, GP, LP, General Partner

By: Dabco Capital, LLC, As General Partner

By: 

Printed Name: Duncan A. Lee
Title: Manager

STATE OF Florida
COUNTY OF Dade

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Before me, the undersigned Notary Public in and for said County and State, personally appeared Duncan A. Lee, as Manager of Dabco Capital, LLC, General Partner of Dabco Capital GP, LP, General Partner of Dabco Property 1 TE, LP, and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 22 day of November, 2019.

[Affix Notary Seal]

Notary Signature: 
Printed name: Yvette Henning
My commission expires: 9/22/2023



When Recorded Return To:

HOLLY PARKER
OS NATIONAL, LLC
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
#193791-15-ROOFSTOCK-IN

This Instrument Prepared By:

ANGELA D. COE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

This instrument was prepared by Angela D. Coe, Esq. 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 (Angela D. Coe, Esq.).

THE MAILING ADDRESS TO WHICH TAX STATEMENTS SHOULD BE MAILED UNDER IC 6-1.1-22-8.1 IS:

KYLE WINTERS
481 DANA MEADOWS LANE
BALLWIN, MO 63021

THE MAILING ADDRESS OF THE GRANTEE IS:

KYLE WINTERS
481 DANA MEADOWS LANE
BALLWIN, MO 63021

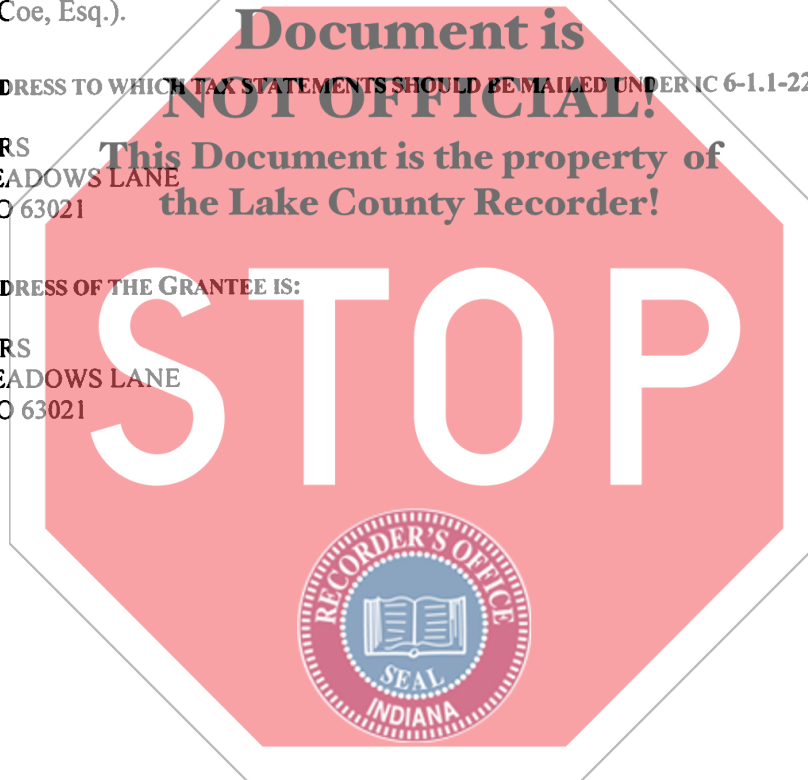


EXHIBIT A

[Legal Description]

For Information purposes only - Street Address: 2173 Roosevelt Place, Gary, IN 46404

County: Lake

File Number: 193791

Tax Parcel ID/APN: 450817202009000004

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LOT NUMBERED 10 IN BLOCK 2 IN WOODED GROVE ADDITION TO THE CITY OF GARY, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 27, PAGE 62 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

19-027459 (LB)