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Prepared by:  
Justin Harris  
AMERICAS TITLE CORPORATION  
13540 N FLORIDA AVE, SUITE 104  
TAMPA, Florida 33613

File Number: 86-IN191018  
Parcel ID Number: 45-08-34-108-020.000-004

**2019-086637**

2019 Dec 13 4:17 PM

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

### Corporate Warranty Deed

Made this **December 3, 2019** A.D. By SPA 2 LLC, a Delaware Corporation, hereinafter called the grantor, to **Yashua E Nelson**, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$10.00. Ten dollars & no cents and other valuable considerations, receipt whereof is hereby acknowledged, here, grant, bargain, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Indiana, viz:

LOT 11 AND THE SOUTH 1/2 OF LOT 10, BLOCK 8, BROADWAY REALTY AND INVESTMENT COMPANY'S, ADDITION TO GARY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Indiana in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

**Parcel ID Number:** 45-08-34-108-020.000-004

**Common Known Address:** 4640 Delaware Street Gary Indiana 46409

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

004546

DEC 13 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25-

106941

RM

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Signed, sealed and delivered in our presence:

Lia Fernandez (Seal)  
Witness Printed Name: Lia Fernandez Grantor Signature

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**  
Stillwell (Seal)  
Grantor Printed Name: Stillwell

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 3rd day of December, 2019, by SPA 2 LLC, who has/have produced \_\_\_\_\_ Drivers Licenses as identification

W. Cutting  
Notary Public  
Notary Printed Name: W. Cutting  
My Commission Expires: 10-8-21



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.

Signature: Justin L Harris  
Print: Justin L Harris