2020-017314

2020 Mar 12

10:57 AM

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

45-12-02-152-015.000-018 25-12-02-152-010.000-018

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 6th day of March, 2020, by STRAIGHT PATH INVESTMENTS LLC, an Indiana limited liability company ("Grantor") to JAMES TUNIS, individually ("Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain real property situated in Lake County, Indiana, being more particularly described as follows:

Lot 1 in Block 5, in Midget Farms, in the City of Hobart, as per plat thereof, recorded in Plat Book 24, page 54, in the Office of the Recorder of Dake County, Indiana.

PIN:

Commonly known as:

This Document is the property of

Grantee's address:

the Lake Crown Point, IN 46307

TOGETHER with all improvements thereon and all rights, interests, 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 the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whosoever that claim by, through or under Grantor, and no others.

[Signature Page Follows]

20-7849

HOLD FOR MERIDIAN TITLE CORP.

DULLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

020974

MAR 11 2020

JOHN E. PETALAS
LAKE COUNTY:

JOHN E. PETALAS LAKE COUNTY AUDITOR

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of the day and year first above written.

GRANTOR:	STRAIGHT PATH INVESTMENTS LLC, an Indiana limited liability company
	By: Seth R. Buitendorp, Manager
	By: Le D Lane
	Lee I. Lane, Manager
STATE OF INDIANA)) ss.

I hereby certify that, on March 6, 2020, Seth R. Buitendorp and Lee I. Lane, the persons who were known to me or who provided satisfactory and credible evidence that they each were the individuals named in the foregoing instrument, appeared before me in person and acknowledged before me that (1) they each held the title of Manager of Straight Path Investments LLC, an Indiana limited liability company (2) they each executed and cellivered the foregoing instrument on behalf of said limited liability company by proper authority, and (3) the execution and the foregoing instrument was the free and voluntary act of said limited liability complete, for the purposes stated in such instrument.

My Commussion Expires

COUNTY OF PORTER

6 25.3033

Notary Public: Printed Name:

County of Residence: Lake

Sunder penalties for perjury, that I have taken reasonable care to redact each Social ittlifity number in this document, unless required by law. Lee I. Lane

This Document Prepared By:

Lee I. Lane Genetos Lane & Buitendorp LLP 7900 Broadway Merrillville, IN 46410

Send Tax Statements To:

James Tunis 12362 Rush Street

Crown Point, Indiana 46307

EXHIBIT "A"

Property Address: 5510 Maple Street, Hobart, IN 46342

5510 1/2 Maple Street, Hobart, IN 46342

File No.: 20-7849

Lot 1 in Block 5, in Midget Farms, in the City of Hobart, as per plat thereof, recorded in Plat Book 24, page 54, in the Office of the Recorder of Lake County, Indiana.

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

