

2020-054806

2020 Aug 21

9:31 AM

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

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

2

THIS INDENTURE WITNESSETH THAT **Dakota Properties LLC** ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: **Cynthia Guillana** of Orange County in the State of California for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

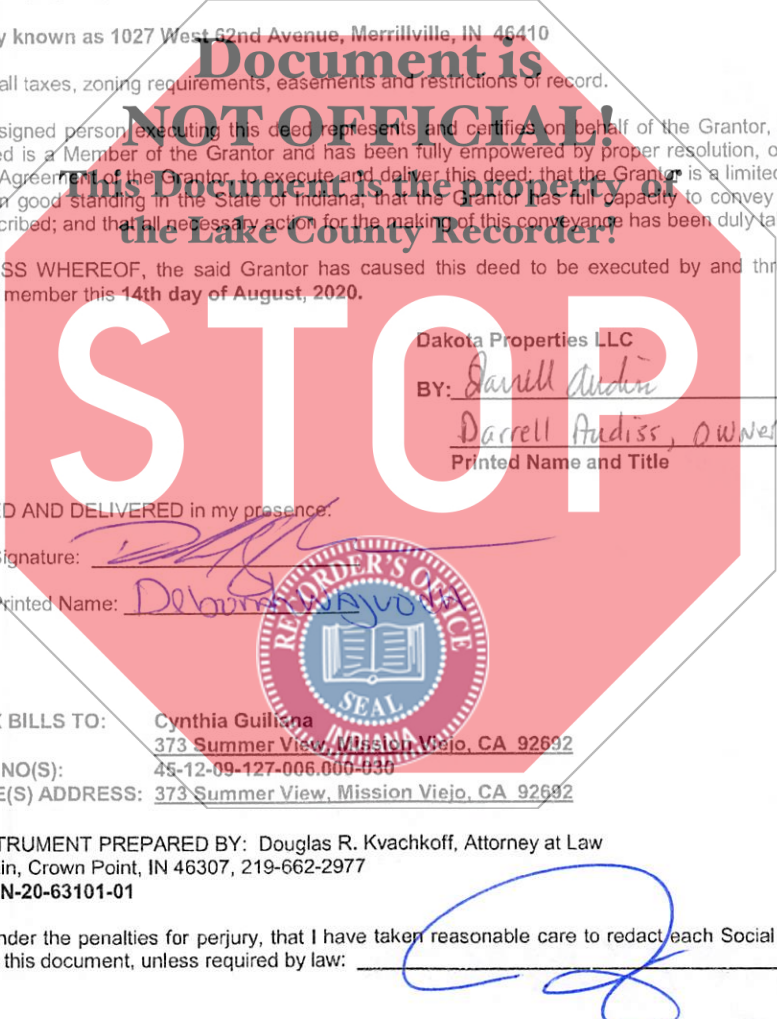
Lot 183 in Englehart's Country Club Manor, in Lake County, Indiana, as same appears of Record in Plat Book 24 page 75, in the Recorder's Office of Lake County, Indiana.

Commonly known as 1027 West 62nd Avenue, Merrillville, IN 46410

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; 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.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this **14th day of August, 2020**.



Dakota Properties LLC

BY: *Darrell Audiss*
Darrell Audiss, owner
Printed Name and Title

EXECUTED AND DELIVERED in my presence:

Witness' Signature: *[Signature]*

Witness' Printed Name: Deborah [Signature]



MAIL TAX BILLS TO: Cynthia Guillana
373 Summer View, Mission Viejo, CA 92692
TAX KEY NO(S): 45-12-09-127-006.000-030
GRANTEE(S) ADDRESS: 373 Summer View, Mission Viejo, CA 92692

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-20-63101-01

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]*

043053

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN
CROWN POINT, IN 46307

AUG 20 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25.
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Darrell Gaudiss who having been duly sworn, stated that he/she is managing member of **Dakota Properties, LLC** and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this 14th day of August, 2020.

Notary Public _____
County of Residence: _____
My Commission Expires: _____
Commission No. _____



Document is NOT OFFICIAL!

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said County and State, personally appeared Deborah Nayudh (Witness) being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Darrell Gaudiss, managing member of **Dakota Properties, LLC** (Grantor) in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 14th day of August, 2020.

Notary Public _____
County of Residence: _____
My Commission Expires: _____
Commission No. _____

