

# NOT AN OFFICIAL DOCUMENT

2

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-012860

8:58 AM 2021 Feb 9

## WARRANTY DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH that **KTP LIMITED-LIABILITY COMPANY-SERIES I**, GRANTOR, of Clark County, in the State of Nevada, whose mailing address is 2109 Club Meadows Drive, Henderson, Nevada 89074, convey(s) and warrant(s) to **Cat-Hien Nguyen**, GRANTEE, of Clark County, in the State of Nevada, whose mailing address is 2109 Club Meadows Drive, Henderson, Nevada 89074, for the sum of NO CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, and State of Indiana:

**PARCEL 1:**

PART OF THE NORTH HALF OF LOT 8, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID LOT, AND RUNNING THENCE SOUTH 66.07 FEET, THENCE WEST 140.54 FEET, THENCE NORTH 66.18 FEET THENCE EAST 140.54 FEET TO THE PLACE OF BEGINNING, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF JOHN G. EARLE'S ADDITION TO HOBART, IN LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 1, PAGE 3, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

**PARCEL 2:**

THE NORTH 1/2 OF THE WEST 165.36 FEET OF THE EAST 305.9 FEET OF THE NORTH 1/2 OF LOT 8, JOHN G. EARLE'S ADDITION TO HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

MORE commonly known as: 308 North Kelly Street, Hobart, Indiana 46342

Assessor's Parcel Number: 45-09-29-402-016.000-018

Prior Recorded Doc. Ref.: Warranty Deed: Recorded February 14, 2017; Doc. No. 2017 009540

SUBJECT TO any and all Easements, Agreements, and Restrictions of record

**An Indiana Sales Disclosure Form is not required for this Deed due to this being a no consideration transfer.**

When the context requires, singular nouns and pronouns, include the plural.

*rec'd 08 2021*  
*H*

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

FEB 09 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN 21-164039  
CROWN POINT, IN 46307

*25 cc*  
*KL*

*#28381*

# NOT AN OFFICIAL DOCUMENT

IN WITNESS whereof, Grantor has executed this deed this 4<sup>th</sup> day of February, 2021

### KTP LIMITED-LIABILITY COMPANY-SERIES I

Cat Nguyen, Manager  
Cat Nguyen, Manager

EXECUTED AND DELIVERED in my presence:

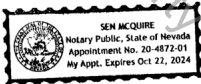
[Signature]  
Witness Signature

Douglas Rotondi  
Witness Printed Name

### ACKNOWLEDGMENT

STATE OF NEVADA  
COUNTY OF CLARK ss

Before me, a Notary Public in and for said County and State, personally appeared **Cat Nguyen as Manager of KTP LIMITED-LIABILITY COMPANY-SERIES I** and acknowledged the execution of the foregoing Warranty Deed, this 4 day of FEB, 2021.

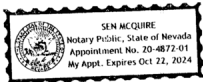


[Signature]  
Notary Public (Signature)  
SEN MCQUIRE  
Notary Public (Printed Name)  
My Commission Expires: OCT 22, 2024  
County of Residence: CLARK

### WITNESS ACKNOWLEDGMENT

STATE OF NEVADA  
COUNTY OF CLARK ss

Before me, a Notary Public in and for said County and State, personally appeared DOUGLAS ARTHUR ROTONDI (Witness Name) 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 CAT NGUYEN in the foregoing subscribing witness' presence.



[Signature]  
Notary Public (Signature)  
SEN MCQUIRE  
Notary Public (Printed Name)  
My Commission Expires: OCT 22, 2024  
County of Residence: CLARK

**After Recording Return To:**  
uDeed, LLC - 95814  
2109 Club Meadows Drive  
Henderson, NV 89074

**Grantee's Address and Send Subsequent Tax Bills To:**  
Cat-Hien Nguyen  
2109 Club Meadows Drive  
Henderson, NV 89074

**This instrument was prepared by:**  
Jynell D. Berkshire, Esq.  
1320 E. Vermont Street  
Indianapolis, IN 46202

This instrument was prepared by **Jynell D. Berkshire, Esq., Berkshire Law LLC, 1320 E. Vermont Street, Indianapolis, IN 46202**, at the specific request of Affiant and based solely on information supplied by Affiant. The preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from information provided. Affiant accepts this **DISCLAIMER** by Affiant's execution and acceptance hereof. 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. **Jynell D. Berkshire, Esq.**