

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-017101

9:38 AM 2021 Feb 26

## WARRANTY DEED Under IC 32-17-1-2

This WARRANTY DEED, executed on this 5 day of February, 2021, by the Grantor, **Todd Smith, a married man**, having an address of **4730 Massachusetts Street, Gary, IN 46409** to the Grantee, **Scott Royal Smith, Trustee of the 4730 Massachusetts Street Trust**, having an address of **1100 Azie Morton Road, #1105, Austin, Texas 78704**.

WITNESSETH, that said Grantor, for the sum of **\$0.00** (Zero Dollars and no one-hundredths) and other valuable consideration, Conveys, and Warrants the following parcel of land in **Lake County, Indiana** - legally described as:

**Lot 30 in Block 1 in Broadmoor Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 18 page 15 in the Office of the Recorder of Lake County, Indiana.**

Commonly known as: **4730 Massachusetts Street, Gary, IN 46409**

Alternate APN: **001254101160030**

APN: **45-08-34-151-019,000-004**

Source of Title: **Lake County Recorder's Office, State of Indiana, Document No. 2020-042778, Recorded on 07/08/2020**

SUBJECT TO Real Estate taxes now due and payable and thereafter, and covenants, restrictions and easements of record.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This property is conveyed AS IS and subject to existing indebtedness.



DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

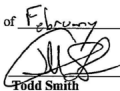
FEB 23 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25.00  
CL# 2997  
KAC  
E

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WITNESS the hand of said Grantor this 5 day of February, 2021.

  
\_\_\_\_\_  
**Todd Smith**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

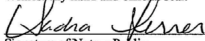
STATE OF CALIFORNIA )

COUNTY OF Los Angeles )<sup>SS</sup>

On February 5, 2021, before me, Sandra Ferrer, the Notary Public, personally appeared **Todd Smith**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
\_\_\_\_\_  
Signature of Notary Public

Sandra Ferrer  
\_\_\_\_\_  
Printed Name

12/18/2023  
\_\_\_\_\_  
My Commission Expires



Document Prepared By:  
Scott Smith, Esq.  
1100 Azie Morton Road #1105  
Austin, Texas 78704

Mail recorded document and tax bills to:  
**4730 Massachusetts Street Trust**  
1100 Azie Morton Road #1105  
Austin, Texas 78704

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. Scott Smith

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of Flores  
 Witness Signature  
OSCARLYN FLORES  
 Witness Printed Name

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STATE OF CALIFORNIA )  
 COUNTY OF Los Angeles<sup>SS</sup>)

On 2/15/21 before me Sandra Ferrer, the Notary Public, personally appeared Oscarlyn Flores, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity as Witness to the said Grantor, and that by his/her signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Sandra Ferrer  
 Signature of Notary Public  
Sandra Ferrer  
 Printed Name  
12/18/2023  
 My Commission Expires



*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; 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 the preparer.*