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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-017483

8:49 AM 2021 Feb 28

MAIL TAX BILLS TO: 15100 White Oak Avenue
Lowell, IN 46356

WARRANTY DEED

Parcel Number: 45-19-06-276-003.000-037 & 45-19-06-276-004.000-037

THIS INDENTURE WITNESSETH That HEKOWEE ENTERPRISES LLC of Lake County, in the State of Indiana (*Grantor*),

DOES HEREBY CONVEY AND WARRANT to ERIC J. OPHOFF JR AND ANNETTE J. OPHOFF, as husband and wife, (*Grantee*), for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

PARCEL 1: LOT NUMBERED 1 AS SHOWN ON THE RECORDED PLAT OF PINE ESTATES IN THE TOWN OF LOWELL, RECORDED IN PLAT BOOK 48, PAGE 19 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2: PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ SECTION 6, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL NOW KNOWN AS PINE ESTATES, AS SHOWN IN PLAT BOOK 48, PAGE 19, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PINE ESTATES, 627 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL NOW KNOWN AS HILLTOP ESTATES, AS SHOWN IN PLAT BOOK 59, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID HILLTOP ESTATES, 627 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY 337.5 FEET, MORE OR LESS, PARALLEL WITH THE RIGHT-OF-WAY OF WHITE OAK AVENUE; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID PINE ESTATES, 1254 FEET, MORE OR LESS, TO THE CENTERLINE OF WHITE OAK AVENUE; THENCE NORTHERLY ALONG SAID CENTER LINE, 337.5 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Commonly known as: 15100 White Oak Avenue, Lowell, Indiana 46356

Subject to real estate taxes due and payable, any and all covenants, easements, agreements, restrictions, and other matters of record as well as rights of way for roads.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

HOLD FOR MERIDIAN TITLE

21-1700

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 24 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

7609
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RM

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this 19 day of February, 2021.

Joseph R. Verbeek
JOSEPH R. VERBEEK, MEMBER
HEKOWEE ENTERPRISES LLC

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, on this 19 day of February, 2021, personally appeared JOSEPH R. VERBEEK OF HEKOWEE ENTERPRISES LLC who acknowledged the execution of the foregoing deed as his/her voluntary act for the purposes therein.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.


Annette Martinez
Annette Martinez, Notary Public
Resident of Porter County, Indiana



Porter County Recorder

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EXECUTED AND DELIVERED in my presence:



 Witness Signature
Paula Barncob

 Witness Name

STATE OF INDIANA)
)SS:
 COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Paula Barncob (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 JOSEPH R. VERBEEK OF HEKOWEE ENTERPRISES LLC in the above-named subscribing witness's presence, and that the abovenamed 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 Notary Seal on the 19 day of February, 2021.



Annette Martinez

 Notary Public
 Resident of Porter County, Indiana

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. By: Jamey Glynn

This Instrument Prepared By:
Jamey Glynn
JOSTES & GLYNN, LLP
 13321 Wicker Avenue
 Cedar Lake, Indiana 46303
 219-232-6112

Property Lake County Recorder