NOT AN OFFICIAL DOCUMENT



GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY

2021-043372

9:03 AM

FILED FOR RECORD

45-19-23-378-001.000-008

2021 Jun 21

Mail tax bills to:

/6963 GOIDEN OAK DR

LOW SELL IN 46356

Parcel No.

WARRANTY DEED

NORTHWEST INDIANA TITLE 162 WASHINGTON STREET

THIS INDENTURE WITNESSETH, That MATT BRYANT, LLC, ("Grantors")

LOWELL, IN 46356 219-696-0100 26413

of LAKE County in the State of Indiana

CONVEY (S) AND WARRANT (S) TO 106 EAST MAIN LLC. ("Grantee")

of LAKE County in the State of Indiana

in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23. TOWNSHIP 33. NORTH, RANGE 9 WEST OF THE 2ND PM, DESCRIBED AS FOLLOWS. COMMENCING AT A POINT 90 FEET WEST OF THE INTERSECTION OF THE BOUTH LINE OF MAIN STREET AND THE WEST LINE OF HALSTED STREET. THENCE SOUTH 10 THO PEET THENCE WEST 10 FEET. THENCE SOUTH 10 THE NORTHERLY LINE OF THE GEORGE KIMMET PROPERTY AS CONVEYED BY WARRANTY DEED RECORDED MARCH 13. 1991 IN DEED RECORD BY PAGE 313 AND BY WARRANTY DEED RECORDED MARCH 61.903 IN DEED RECORD 114, PAGE 412. THENCE WESTERLY FOLLOWING THE NORTH LINE OF SAID KIMMET PROPERTY YO THE EAST LINE OF THE CHICAGO, INDIANAPOLIS AND JOJISVILLE RAILROAD PROPERTY TO AN OLDISVILLE AND NASHVILLE RAILROAD). THENCE NORTHERLY ALONG SAID EAST LINE OF RAILROAD PROPERTY TO A POINT 157.0 FEET SOUTH OF THE SOUTH LINE OF FAIL DROWN OF THE SOUTH LINE OF CEDAR CREEK 111.0 FEET SOUTH OF THE SOUTH LINE OF PART OF THE CENTERLINE OF CEDAR CREEK 111.0 FEET SOUTH OF THE SOUTH LINE OF BRAIN STREET. (SAID POINT ALSO DE BING THE SOUTH LINE OF RAILROAD PROPERTY ALONG THE SOUTH LINE OF RAILROAD PROPERTY. ALONG THE SOUTH LINE OF RAILROAD PROPERTY TO A POINT 157.0 FEET SOUTH OF THE SOUTH LINE OF BRAIN STREET. THENCE ENTERLY ALONG THE CENTERLINE OF CEDAR CREEK 111.0 FEET SOUTH LINE OF MAIN STREET. THENCE EASTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE CENTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE CENTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE CENTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE CENTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE CENTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE CENTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE CENTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE EASTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE CENTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE CENTERLY ALONG THE SOUTH LINE OF MAIN STREET. THENCE EASTERLY ALONG THE SOUTH LINE OF MAIN STREET.

Commonly known as: 108 E MAIN ST. LOWELL, IN, 46356 Grantee's address: 16963 Adder Oak On. Louise 2. 46350

> DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TIVANSFER

> > JUN 18 2021

JOHN E. PETALAS LAKE COUNTY AUDITOR AMOUNTS 25
CASH ______CHARGE _____
CHECK # _____TI H 8
OVERAGE ______COPY

NON - COM

NOT AN OFFICIAL DOCUMENT

Subject to: Taxes for 2020 and subsequent years, building lines, covenants and restrictions.

IN WITNESS WHEREOF, Grantor has executed this deed this 06/09/21.

Matt Brant ARA Moth Brant Member,

ARA JAMES MATTHEW BRYANY

STATE OF FLORIDA

COUNTY OF LEE

SS

Before me, a Notary Public in and for said County and State, personally appeared MATT BRYANT, MEMBER OF MATT BRYANT, LLC who acknowledged the execution of the foregoing instrument AKA James Matthew Bryant $^{\mathcal{N}\mathcal{V}}$

Witness my hand and Notarial Seal this Seal this DAY OF JUNE, 2021.

By means of [X] physical presence or [] online notarization
My commission expires: July 17. 20 27
County of Residence (SEAL)

With MSSC!
Commission of 6, 5,9640
Commission of 6, 5,9640
Bonded through Mattonal Notary San

I affirm under the penalties for perjury that I have taken reasonable

unless required by law.

[Notary Public's Signature]

Xiaxi Nikesch
[Notary Public's' Printed Name]
produced FL Driver's License as
Identification

are to redact each social security number in this document
RICHARD A. ZUNICA

This Instrument prepared by: Attorney Richard A. Zunica, 162 Washington Street, Lowell, in 46356, File No. 21-26413