

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-046533

9:26 AM 2021 Jul 13

GRANTEES' ADDRESS & MAIL TAX BILLS TO: 6923 Madison Street, Merrillville, IN 46410

WARRANTY DEED

This Indenture Witnesseth That Grantor: **Fairfield Properties LLC, an Indiana Limited Liability Company**

Conveys and Warrants to Grantee: **John A. McGrath and Debra A. Dalton-McGrath, husband and wife**

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in LAKE County, Indiana, to-wit:

A TRACT LYING WITHIN THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF THE WEST 1/2 OF LOT 1 OF 40 ACRE LOTS, DESCRIBED AS COMMENCING AT A POINT 7 RODS, 12 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1, AND RUNNING THENCE EAST 42 RODS; THENCE SOUTH TO A POINT 76 RODS SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST 42 RODS TO THE WEST LINE OF SAID LOT THENCE NORTH TO THE POINT OF BEGINNING, IN SECTION 16, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN; SAID TRACT BEING DESCRIBED AS COMMENCING 120.90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID ABOVE DESCRIBED TRACT; THENCE EAST 693 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 62.85 FEET WEST 693 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 62.85 FEET TO THE POINT OF BEGINNING IN LAKE COUNTY, INDIANA.

Commonly known as: 6923 Madison Street, Merrillville, IN 46410

Parcel No.'s 45-12-16-226-004.000-030

This conveyance is subject to State, County and City taxes for 2020 payable in 2021 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements; covenants, conditions, and restrictions of record and questions of survey.

The undersigned person(s) executing this deed on behalf for 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.

DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

21-3408
**Heartland
Title Services, Inc.**

101 E. 90th Drive Suite C
Merrillville, IN 46410

25.00
#3539

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Dated this 2nd day of July, 2021

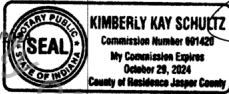
Fairfield Properties LLC, an Indiana Limited Liability Company

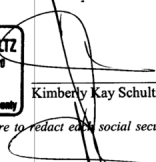

By: Henry Jason Groot, Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of July, 2021 personally appeared By: **Henry Jason Groot, Member of Fairfield Properties LLC, an Indiana Limited Liability Company** and acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 10/29/2024
County of Residence: JASPER





Kimberly Kay Schultz, Notary Public

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.

Kimberly Kay Schultz

This instrument prepared by: Anthony Kutanovski 1504 N Main Street, Crown Point, IN 46307 21-3408

Jasper Lake County Recorder