

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 23 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2021-544536  
12/28/2021 01:42 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Property Number:  
45-12-05-476-020.000-030

Tax Mailing Address:  
5970 ARTHUR ST  
MERRILLVILLE IN 46410-2343

## COMPANY WARRANTY DEED

**THIS INDENTURE WITNESSETH** that **Region Home Buyers LLC**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants to**

**Nathaniel R. Sias**, *Named man*

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 13 in Block 3 in Country Club Second Addition, Section "B", in the Town of Merrillville, as per plat thereof, recorded in Plat Book 30, page 8, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 5970 Arthur Street  
Merrillville, IN 46410

**SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2021 payable in 2022 and thereafter.

**IN WITNESS WHEREOF**, Region Home Buyers LLC has executed this Company Warranty Deed on this 8<sup>th</sup> day of December, 2021.

Region Home Buyers LLC

By: 

Justin Smits, Member

(Company Warranty Deed - GITC File No. IN013661 - Page 1 of 2)

*IND13661*

**Greater Indiana Title Company**

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State of Indiana )  
AG ) SS:  
County of Lake )

Before me, the undersigned Notary Public in and for said County and State, personally appeared Justin Smits, Member of Region Home Buyers LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its voluntary act, for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 8 day of December, 2021.



Notary's Signature: Nicole L. Bush

Notary's Printed Name: Nicole L. Bush

Notary's County of Residence: Porter

Notary's Commission Expires: 10/11/24

After recording return to and Mailing Address of Grantee:

Nathaniel R. Sias  
5970 ARTHUR ST  
MERRILLVILLE IN 46410-2343

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN013661.