

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 23 2021 JEA

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-544585
12/28/2021 02:13 PM
TOTAL FEES: 25.00
BY: KK
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2105447-KKS

THIS INDENTURE WITNESSETH, that Irvine Holdings LLC (Grantor) CONVEY(S) AND WARRANT(S) to Miriam G. Nava (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 3600 E. 35th Ave., Lake Station, IN 46405

Tax ID No.: 45-08-24-306-009.000-020


Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 17 day of December, 2021.

Irvine Holdings LLC

BY: 
William Irvine
Member

**FIDELITY NATIONAL TITLE
FNW2105447**

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STATE OF Texas

COUNTY OF Nueces

Before me, a Notary Public in and for said County and State, personally appeared William Irvine, as Member of Irvine Holdings LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 17 day of December, 2021

Signature: Rebecca LaAnn Gose
Printed: Rebecca L. Gose
Resident of: Nueces County
State of: Texas
My Commission expires: 11-19-2024



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 3600 E. 35th Ave.
Lake Station, IN 46405

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 Simpson.

Return To: Miriam G. Nava
3600 E. 35th Ave.
Lake Station, IN 46405

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-08-24-306-009.000-020

THE EAST 25 FEET OF LOT 6 AND THE WEST 1/2 OF LOT 8 IN BLOCK 9 IN RESUBDIVISION OF GARDEN HOMES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23 PAGE 55, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder