

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 05 2022 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-500933
01/07/2022 09:46 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: FNW2105499-PKC

THIS INDENTURE WITNESSETH, that Miller Properties Group, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Joshua C Matthews-Patton and Victoria C Patton *husband & wife* (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: 4400 4404 & 4362 Calhoun St, Gary, IN 46408

Tax ID No.: 45-07-25-353-009.000-001

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 22 day of DECEMBER, 2021.

Miller Properties Group, LLC

BY: Betty Stash
Betty Stash
Member

FNW 2105499 Fidelity Crown Rec

FIDELITY NATIONAL TITLE
FNW2105499

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STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Betty Stash, as Member of Miller Properties Group, 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 Notary Seal this 22 day of December, 2021

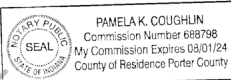
Signature: _____

Printed: Pamela Coughlin

Resident of: Porter County

State of: INDIANA

My Commission expires: August 1, 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:

7729 N 100 E
LAKE VILLAGE IN 46349

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: Pam Coughlin.

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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-07-25-353-009.000-001

PARCEL 1:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AT A POINT 549.54 FEET NORTH, 0 DEGREES 9-1/2 MINUTES WEST OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; AND RUNNING THENCE WEST 574.90 FEET; THENCE NORTH 0 DEGREES 5 MINUTES WEST 113.67 FEET; THENCE EAST 574.75 FEET; THENCE SOUTH 0 DEGREES 9-1/2 MINUTES EAST 113.67 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AT A POINT 663.21 FEET, NORTH 0 DEGREES 9-1/2 MINUTES WEST OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE WEST 574.75 FEET; THENCE NORTH 0 DEGREES 5 MINUTES WEST 113.70 FEET; THENCE EAST 574.60 FEET; THENCE SOUTH 0 DEGREES 9-1/2 MINUTES EAST 113.70 FEET TO THE POINT OF BEGINNING.