NOT AN OFFICIAL DOCUMEN

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

> Jan 05 2022 VH JOHN F. PETALAS

LAKE COUNTY AUDITOR

2022-501023 01/07/2022 10:55 AM TOTAL FEES: 25.00 BY: JAS PG #: 2

LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

Property Number: 45-07-19-328-002.000-027 Tax Mailing Address: 1142 PARK DR MUNSTER IN 46321-2513

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that Heartland Homes Design-Build LLC, Grantor, of Lake County, in the State of Indiana, Conveys and Warrants to

Bernardo Valdez Married 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 16 in Columbia-Ridge East Subdivision, Block 1, First Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 32, page 63, and amended by Certificate of Correction recorded in Miscellaneous Record 728, page 182, in the Office of the Recorder of Lake County, Indiana

Commonly known as:

1142 Park Drive Munster, IN 46321

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, Heartland Homes Design-Build LLC has executed this Company Warranty Deed on this 23rd day of December, 2021. 3 Corder

Heartland Homes Design-Build LLC

Valerie Baumgart, Sole Member

(Company Warranty Deed - GITC File No. IN013684 - Page 1 of 2)

IN 013108L

Greater Indiana Title Company

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State of Indiana)	
) SS:	
County of Lake)	

Before me, the undersigned Notary Public in and for said County and State, personally appeared Valerie Baumgart, as Sole Member of Heartland Homes Design-Build 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 her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 23rd day of December, 2021.

AMANDA M. VAN BEEK
Notary Public, State of Indiana
Lake County
My Commission Expires
October 05, 2023

Notary's Signature

Notary's Printed Name: Amonde m Van Back

Notary's County of Residence: _
Notary's Commission Expires:

10/12/2013

After recording return to and Mailing Address of Grantee;

Bernardo Valdez 1142 PARK DR MUNSTER IN 46321-2513

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. <u>Chris Fox</u>

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License#19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN013684.

(Company Warranty Deed - GITC File No. IN013684 - Page 2 of 2)