

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 15 2022 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-511132  
03/16/2022 09:05 AM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

TAX ID NUMBER(S)  
State ID Number Only 45-13-05-301-022.000-018

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## CORPORATE WARRANTY DEED

### THIS INDENTURE WITNESSETH THAT

Van Prooyen Builders, Inc., a corporation organized and existing under the laws of the State of Indiana

### CONVEY(S) AND WARRANT(S) TO

Kashmir Hollister, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

### SEE ATTACHED EXHIBIT "A"

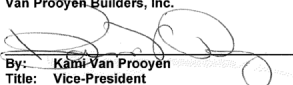
Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11th day of March, 2022.

Van Prooyen Builders, Inc.

  
By: Kami Van Prooyen  
Title: Vice-President

MTC File No.: 22-7578 (UD)

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HOLD FOR MERIDIAN TITLE COPY

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Kami Van Prooyen, Vice-President of Van Prooyen Builders, Inc.** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 11th day of March, 2022.

09-13-2025

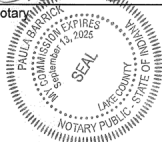
My Commission Expires:  
705238

Commission No.  
Lake, In

Notary Public County and State of Residence

Signature of Notary Public

Printed Name of Notary Public



**This instrument was prepared by:**

Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

**Property Address:**  
1488 Coral Cove  
Hobart, IN 46342

**Grantee's Address and Mail Tax Statements To:**  
1488 Coral Cove  
Hobart, IN 46342

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. Andrew R. Drake

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## EXHIBIT A

A parcel of land being part of Lot 11, Barrington Ridge Unit 3, a planned unit development to the City of Hobart, Lake County, Indiana as shown in Plat Book 75, page 63, and amended by Certificate of Amendment recorded October 21, 1994 as Document No. 94072448 in the Office of the Recorder of Lake County, Indiana, said part described as follows: Commencing at the Northwest corner of said Lot 11, thence South 70 degrees 53 minutes 50 seconds East, 110.00 feet along the North line of said Lot 11 to the Northeast corner of said Lot 11 and the beginning of a non-tangent curve concave East, having a radius of 110.00 feet and having a chord that bears South 09 degrees 45 minutes 20 seconds West, 35.73 feet; thence South 35.89 feet along said curve being the East line of said Lot 11; thence South 00 degrees 24 minutes 32 seconds West, 30.87 feet along said East line of Lot 11 to the point of beginning; thence North 89 degrees 35 minutes 28 seconds West, 110.00 feet to the West line of said Lot 11; thence South 00 degrees 24 minutes 32 seconds West, 19.13 feet along said West line to the beginning of curve concave East, having a radius of 90.00 feet, and a chord that bears South 04 degrees 01 minutes 25 seconds East, 13.91 feet; thence South 13.93 feet along last said curve being said West line of Lot 11; thence South 89 degrees 35 minutes 28 seconds East, 109.80 feet to said East line of Lot 11 and the beginning of a non-tangent curve concave East, having a radius of 110.00 feet and a chord that bears North 03 degrees 12 minutes 47 seconds West, 13.90 feet; thence North 13.91 feet along said curve being said East line of Lot 11; thence North 00 degrees 24 minutes 32 seconds East, 19.13 feet along said East line of Lot 11 to the point of beginning, containing 0.08 acres, more or less.