

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 04 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-532153
08/08/2022 09:18 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

This Indenture Witnesseth, that James D. Kvas ("Grantor") CONVEYS AND WARRANTS to Preferred Homes, LLC, an Indiana limited liability company ("Grantee") for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 2512 Ridge Road, Highland, IN 46322, and more particularly described as:

That part of the Southwest Quarter of Section 21, Township 36 North, Range 9 West of the Second Principal Meridian, described as beginning at a point on the original South line of Ridge Road said point being South 82 degrees 37 minutes East 654.2 feet from the West line of said Southwest Quarter; thence South parallel to the West line of said Southwest Quarter, 200 feet; thence South 82 degrees 37 minutes East 100 feet; thence North 200 feet to the original South line of Ridge Road; thence North 82 degrees 37 minutes West on said South line 100 feet to the place of beginning, EXCEPTING THEREFROM that portion lying Northerly of the Southerly line of U.S. #5, as now located, in the Town of Highland, Lake County, Indiana.

Parcel No. 45-07-21-351-009.000-026

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 4 day of

August, 2022.


James D. Kvas

IN 20220627.LM

192

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STATE OF INDIANA)

COUNTY OF Allen)

Before me, a Notary Public in and for said County and State, personally appeared James D. Kvas, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 4 day of August, 2022.



Signature Gregory Puff, Notary Public

Printed: _____

My Commission Expires:

My County of Residence is:

File No. IN2206627

Prepared by and returned to:

Rose K. Kleindl, Esq.

Near North Title Group, 101 East 90th Drive, Suite C, Merrillville, IN 46410

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, Rose K. Kleindl.

Grantee mailing address and please send tax statements/notices to:

Preferred Homes, LLC, 2929 Jewett Ave.
Highland, IN 46322