

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 14 2022 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-542043
10/14/2022 12:37 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-12-19-131-013.000-030

Tax Mailing Address:
4319 W 77TH AVE
MERRILLVILLE IN 46410-5892

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that **Geometric Homes, LLC**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants to**

Bivie Mays, *As single woman*

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 54, Fox Moor Unit 1A and 2A, recorded in Plat Book 103, page 20, in the Office of the Recorder of Lake County, Indiana, except the following described parcel: Beginning at the Northeast corner of said Lot 54; thence South 28° 17' 05" West, along the Easterly line of said Lot 54, 150.00 feet to the Southerly line of said Lot 54; thence North 61° 42' 55" West, along said Southerly line, 35.48 feet; thence North 21° 33' 25" East, 150.50 feet to the Northerly line of said Lot 54, being a non-tangent curve to the right; thence Easterly along said curve, having a radius of 170.00 feet, a chord bearing South 63° 59' 41" East, 13.52 feet, an arc length of 13.53 feet to the point of tangency; thence continuing along said Northerly line South 61° 42' 55" East, 39.60 feet to the point of beginning.

Commonly known as: 4319 West 77th Avenue
Merrillville, IN 46410


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 2022 payable in 2023 and thereafter.

(Company Warranty Deed – GITC File No. IN015102 - Page 1 of 2)

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF Geometric Homes, LLC has executed this Company Warranty Deed on this 12th day of October, 2022.

Geometric Homes, LLC

By: 
Ruperto Cazares, Member

State of Indiana

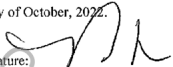
SS:

County of Lake

Before me, the undersigned Notary Public in and for said County and State, personally appeared Ruperto Cazares, Member of Geometric Homes, LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 12th day of October, 2022.



Notary's Signature: 

Notary's Printed Name: Brenda S. Kovick

Notary's County of Residence: Porter

Notary's Commission Expires: 11/5/2025

After recording return to and Mailing Address of Grantee:

BIVIE MAYS
4319 W 77TH AVE
MERRILLVILLE IN 46410-5892

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. Chris Fox

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. IN015102.

(Company Warranty Deed - GITC File No. IN015102 - Page 2 of 2)