NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Dec 08 2022 LM JOHN E. PETALAS LAKE COUNTY AUDITOR

12/08/2022 10:10 AM TOTAL FEES: 25.00 BY: SP PG #: 2

2022-548733

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

WARRANTY DEED

This Indenture Witnesseth That: PIMA HAMMOND, LLC, an Indiana limited liability company ("Grantor")

Conveys and Warrants to: ARC LOFTS LLC, an Indiana limited liability company

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County, Indiana, towit:

LOTS 7, 8, 9 AND 10 IN LATHAM'S ADDITION, TO THE TOWN NOW CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 44, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM:

A PART OF LOT 9 IN LATHAMS ADDITION TO THE CITY OF HAMMOND, LAKE COUNTY, INDIANA, AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9 AND RUNNING THERCE SOUTH ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 25.70 FEET, THENCE EAST A DISTANCE OF 0.35 FEET TO A POINT ON A CURVE THAT IS CONVEX TO THE NORTHWEST AND HAS A RADIUS OF 35.72 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 26.23 FEET TO THE NORTHERLY LINE OF LOT 9, THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF LOT 9 A DISTANCE OF 13.23 FEET TO THE PLACE OF BEGINNING.

PARCEL ID: NO. 45-02-36-327-005.000-023 (Lots 7 and 8) AND NO. 45-02-36-327-006.000-023 (Lots 9 and 10)

COMMON ADDRESS: 5265 Hohman Ave., Hammond, IN 46320 (Lots 7 and 8) AND 219 Russell St., Hammond, IN 46320 (Lots 9 and 10)

This conveyance is subject to real property taxes for 2022 payable in 2023 and all subsequent years (3.37332)

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The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the duly appointed manager of Grantor and has been fully empowered to execute and deliver this deed; that Grantor has legal capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Dated this <u>17</u> day of November, 2022.

COUNTY OF Mayi copa

PIMA HAMMOND, LLC, an Indiana limited liability company

Daniel Nagle

Title: Managing Partner

MARIO O O AZ O O

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of November, 2022, personally appeared Daniel Nagle, as managing partner of Pima Hammond, LLC, and acknowledged the execution of the foregoing Warranty Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 03-30-20-6

Rulenter From Marcha Notary Public

GRANTEE MAILING ADDRESS: ARC LOFTS LLC, 2901 Carlson Drive, Suite 330 Hammond IN 46323 Attn: Eric T. Gastevich

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. /s/ Adam D. Decker

This instrument prepared by Adam D. Decker, Attorney at Law, 10200 Broadway, Crown Point, IN 46307