

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 05 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-509927
04/05/2023 02:23 PM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number:
45-07-27-230-005.000-026

Tax Mailing Address:
8932 PRICE CIR
HIGHLAND IN 46322-2281

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that **Region Home Buyers LLC**, Grantor, of Lake County, in the State of Indiana, conveys and warrants to

Kristina M. Hall and Jeffery D. Ortega, joint tenants with right of survivorship,

Grantees, 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:

Part of Lot 2, Replat of Lot 2 of Forest Park at 38th, a Planned Unit Development in the Town of Highland, Lake County, Indiana, as recorded in Plat Book 77, page 55 in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Commencing at the Southwest corner of Lot 2 in said Forest Park at 38th; thence South 88 degrees 44 minutes 30 seconds East along the South line of said Lot 2, a distance of 172.50 feet; thence North 00 degrees 53 minutes 45 seconds East, a distance of 33.42 feet, to a point of curvature; thence Northerly along said curve, being concave to the West and having a radius of 359.43 feet, an arc distance of 66.55 feet; thence South 88 degrees 53 minutes 52 seconds East, a distance of 111.03 feet; thence North 01 degree 11 minutes 10 seconds East, a distance of 103.13 feet to the point of beginning; thence continuing North 01 degree 11 minutes 10 seconds East, a distance of 28.00 feet; thence South 88 degrees 48 minutes 58 seconds East, a distance of 45.00 feet; thence South 01 degree 11 minutes 10 seconds West, a distance of 28.00 feet; thence North 88 degrees 48 minutes 50 seconds West, a distance of 45.00 feet to the point of beginning, all in Lake County, Indiana.

Commonly known as: 8932 Price Circle
Highland, IN 46322

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. IN016143 - Page 1 of 2)

IN016143

Greater Indiana Title Company

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IN WITNESS WHEREOF, Region Home Buyers LLC has executed this COMPANY WARRANTY DEED on this 29 day of March, 2023.

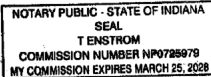
Region Home Buyers LLC

By: 
Justin Smits, Member

State of Indiana, County of Lake, SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Justin Smits, as Member of Region Home Buyers LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on behalf of said Company 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 29 day of March, 2023.



Notary's Signature: 

Notary's Printed Name: ENSTROM

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

After recording return to and Mailing Address of Grantees: Kristina M. Hall and Jeffery D. Ortega
8932 PRICE CIR
HIGHLAND IN 46322-2281

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. IN016143.

(Company Warranty Deed – GITC File No. IN016143 - Page 2 of 2)