

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 06 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-517394
06/06/2023 01:48 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

SPECIAL WARRANTY DEED

File No.: CTNW2301175
CT CrownPoint LLC

THIS INDENTURE WITNESSETH, That Indiana Residential Nominee Services, LLC ("Grantor") CONVEY(S) AND SPECIALLY WARRANT(S) to Buddy Long

("Grantee"), of Lake County, State of Indiana, for the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

For APN/Parcel ID(s): 45-17-16-203-001.000-044

LOT 1044 IN LAKES OF THE FOUR SEASONS, UNIT 7, AS PER PLAT THEROF, RECORDED IN PLAT BOOK 38, PAGE 9, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way. It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

The address of such real estate is commonly known as 3461 Highland Ct, Crown Point, IN 46307. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

The undersigned persons executing this deed on behalf of Grantor represent and certify that each of the undersigned has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 24 day of April, 2023.

GRANTOR:

Indiana Residential Nominee Services, LLC

By: National Residential Nominee Services Inc., Manager

By: Rachael Wby
Rachael Wby - VP
Printed Name and Title of Officer

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STATE OF Minnesota)
COUNTY OF Hennepin) SS:

Before me, a Notary Public in and for said County and State, personally appeared Rachael Luby as VP of National Residential Nominee Services Inc., Manager of Indiana Residential Nominee Services, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 21 day of April, 2023.

My Commission expires:

1/31/24

Signature Nicole Stolhanske

Printed Nicole Stolhanske

Resident of Dakota Co County

State of MN



This instrument was prepared by: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 3461 Highland Ct, Crown Point, IN 46307

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: Dena Phillips Farling

County of Lake County Recorder