

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 06 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-517466  
06/07/2023 10:19 AM  
TOTAL FEES: 25.00

BY: JAS

PG #: 1

RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **Frank Boudreaux** of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO **Ace Property Acquisitions LLC**, a limited liability company organized and existing under the laws of the State of Wyoming, for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in **Lake County** in the State of **Indiana**, to wit:

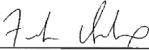
**Lot 45, Block three (3) Marshalltown Terrace, as shown in Plat Book 30, page 12, in Lake County, Indiana.**

**Commonly known as 2606 East 22nd Avenue, Gary, IN 46407**

**TAX KEY NO(S): 45-08-14-204-028.000-004**

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, the said **Frank Boudreaux** has hereunto set his hand(s) and seal(s), this 2<sup>nd</sup> of **June, 2023**.



**Frank Boudreaux**

STATE OF INDIANA

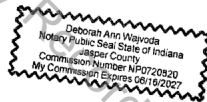
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, do hereby certify that **Frank Boudreaux** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 2<sup>nd</sup> of **June, 2023**.



Notary Public: **Deborah Ann Wajvoda**  
Commission Expires: **June 16, 2027**  
Commission No.: **NP0720820**  
County of Residence: **Jasper**



MAIL TAX BILLS TO:

**Ace Property Acquisitions LLC**  
**2377 Gold Meadow Way, #225, Gold River, CA 95670**

GRANTEE(S) ADDRESS:

**2377 Gold Meadow Way, #225, Gold River, CA 95670**

THIS INSTRUMENT PREPARED BY:

**Douglas R. Kvachkoff, Attorney at Law**  
**325 N. Main, Crown Point, IN 46307, 219-662-2977**

File No:

**IN-23-67653-02**

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.

