

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 07 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-517565
06/07/2023 02:24 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Manuel Garcia Jr as authorized agent of Olson Group Network, LLC, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: Ashley R. Denham and Douglas L. Hewlett, Joint Tenancy with Right of Survivorship of Lake County in the State of Indiana 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:

Lots 16 and 17, Resubdivision of Gary Land Company 3rd Subdivision in the City of Gary, as shown in Plat Book 13, page 8, in Lake County, Indiana.

Commonly known as 678 Buchanan Street, Gary, IN 46402

Tax Key No(s): 45-08-04-307-020.000-004

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and 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 the 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.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this 5th of June, 2023.

Olson Group Network, LLC

BY: Manuel Garcia Jr
Manuel Garcia Jr - Authorized Agent
Printed Name & Title

STATE OF INDIANA

COUNTY OF LAKE

I, Jennifer C. Waters, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Manuel Garcia Jr who having been duly sworn, stated that he/she is Authorized Agent of Olson Group Network, LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty 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 official seal, this the 5th of June, 2023.

Jennifer C. Waters Notary Public
My Commission Expires September 20, 2025



MAIL TAX BILLS TO: Ashley R. Denham and Douglas L. Hewlett
678 Buchanan Street, Gary, IN 46402
GRANTEE(S) ADDRESS: 678 Buchanan Street, Gary, IN 46402

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-23-67672-01

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law.

Jennifer C. Waters