

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 27 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-520194  
06/28/2023 09:15 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 5  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Jan 19 2023 BDD  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-501925  
01/20/2023 09:52 AM  
TOTAL FEES: 25.00  
BY: JASQ  
PG #: 4  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

No Sales Disclosure Needed  
Jun 27 2023  
By: FGR  
Office of the Lake County Assessor

## WARRANTY DEED

File No.: FNW2203896

**THIS INDENTURE WITNESSETH**, that Octavia Cater and Orlando Prothro and Nichelle Prothro, as tenants in common (Grantor) CONVEY(S) AND WARRANT(S) to Gula LLC (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 6710 Adams Street, Merrillville, IN 46410

Tax ID No.: 45-12-09-477-016.000-030

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.


IN WITNESS WHEREOF, Grantor has executed this deed this 10 day of JANUARY, 2023.

  
Octavia Cater

STATE OF TN  
COUNTY OF Shelby

Before me, a Notary Public in and for said County and State, personally appeared Octavia Cater who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 10 day of JANUARY, 2023

Signature:   
Printed: Furnell Blackmon  
Resident of: Shelby County  
State of: TN  
My Commission expires: 8/3/25



\*\*\*This document being re-recorded to place in proper chain of title\*\*\* -S.J.

FIDELITY NATIONAL TITLE  
FNW2203895

No Sales Disclosure Needed  
Jun 23 2023  
By: FGR  
Office of the Lake County Assessor

No Sales Disclosure Needed  
Jun 22 2023  
By: FGR  
Office of the Lake County Assessor

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this deed this 10<sup>th</sup> day of January, 2023.

Orlando Prothro  
Orlando Prothro

STATE OF California  
COUNTY OF Los Angeles

Before me, a Notary Public in and for said County and State, personally appeared Orlando Prothro who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 10<sup>th</sup> day of January, 2023

Signature: Mary E. Gonzalez  
Printed: MARY E. GONZALEZ  
Resident of Los Angeles County  
State of California  
My Commission expires: April 13, 2026



County of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this deed this 11 day of January, 2023.

Nichelle Prothro  
Nichelle Prothro

STATE OF Georgia  
COUNTY OF Richmond

Before me, a Notary Public in and for said County and State, personally appeared Nichelle Prothro who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 11 day of January, 2023

Signature: [Signature]  
Printed: Jessica Huff  
Resident of: Richmond County  
State of: GA  
My Commission expires: 9/18/2023



Prepared By: Timothy R. Kuiper  
Austin Kuiper Jasaitte P.C.  
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 8074 Catalpa St  
Dyer IN 46311

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: None Were.

Return To: Guia LLC  
8074 Catalpa St  
Dyer IN 46311

Richmond County Recorder

# NOT AN OFFICIAL DOCUMENT

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): **45-12-09-477-016.000-030**

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PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND P. M. , DESCRIBED AS:

COMMENCING AT A POINT 645 FEET WEST OF AND 1050 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 90 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 9; THENCE WEST 135 FEET; THENCE SOUTH 90 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 9; AND THENCE EAST 135 FEET TO THE PLACE OF COMMENCEMENT, IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT



Gina Pimentel  
Recorder of Deeds  
Lake County Indiana  
2293 North Main Street  
Crown Point, IN 46307  
219-755-3730

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## Certification Letter

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State of Indiana )  
                          ) SS  
County of Lake )

This is to certify that I, Gina Pimentel, Recorder of Deeds of Lake County, Indiana am the custodian of the records of this office, and that the foregoing is a full, true and complete copy of a

### WARRANTY DEED

as recorded as **2023-501925**

**JAN. 01, 2023**

as this said document was present for the recordation when **REGINA M PIMENTEL**  
was Recorder at the time of filing of said document

Dated this **21** day of **June** **2023**

  
\_\_\_\_\_  
Deputy Recorder

*Regina M. Pimentel*

\_\_\_\_\_  
Regina M. Pimentel, Recorder of Deeds  
Lake County Indiana

Form # 0023 Revised 5/2002