

2023-09-11 03:25 PM
09/11/2023 03:25 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, that TMS Development LLC ("Grantor(s)") CONVEYS AND WARRANTS TO Charlene T. Stanley, an Unmarried Woman as her sole and separate property, Individual ("Grantee(s)"), for the sum of Ten Dollars and zero cents (\$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:

Lot Numbered 7, Block 7 as shown on the recorded plat of Meadowdale Subdivision, recorded in Plat Book 31, Page 52 in the Office of the Recorder of Lake County, Indiana.

Property Address: 5320 Pierce Street, Merrillville, IN 46410

Parcel ID: 45-12-04-107-006.000-031

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

The undersigned persons executing this deed represent and certify on behalf of the Grantor that each of the undersigned are Partners of the Grantor and have been fully empowered by proper consent of the Partnership Agreement of the Grantor to execute and deliver this deed; that the Grantor is a limited liability partnership in existence in the state of its origin and, where required, in the state where the subject real estate is situated; 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, Grantors have executed this Deed this 7th day of September, 2023

TMS Development LLC



Matthew Scheltens, Member

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of September, 2023 personally appeared Matthew Scheltens, Member of TMS Development LLC who acknowledged the execution of the foregoing Deed as their free and voluntary act.

My Commission Expires:

7/31/24

Signed:



Resident of:

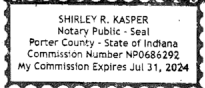
Porter

County, IN

Printed:

Shirley R. Kasper

(SEAL)



Redaction Statement: 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. Lisa Palmer

Prepared by: Janice Shei, Attorney at Law, #25092-46, 15446 S 300 W, Hanna, IN 46340, 219-363-3499

Grantee's & Mail tax bills to: 5320 Pierce Street, Merrillville, IN 46410

Liberty Title & Escrow File: NWI23004441