

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 06 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-10-06 10:06:23 AM
TOTAL FELS: 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: **Moses Springs, LLC Series 16**, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of UT, CONVEYS AND WARRANTS TO: **Carlos Garfias** of Porter County in the State of IN 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 Numbered Fifteen (15) in Block 4 in Ranburn Woods First Addition as per plat thereof recorded in Plat Book 24, page 58 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 2101 Ranburn Drive, Gary, IN 46408

Tax Key No(s): 45-08-29-254-006.000-001

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 UT; 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 4th day of October, 2023.

Moses Springs, LLC Series 16

BY: Max Jorgensen
Max Jorgensen Manager

STATE OF Utah
COUNTY OF Washington

I, Kathleen Criger, a Notary Public for the county of Washington and State of Utah do hereby certify that Max Jorgensen who having been duly sworn, stated that he is Manager of Moses Springs, LLC Series 16 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 4th of October, 2023.

Kathleen Criger
Notary Public

My Commission Expires: 4-21-2024
Commission Number: 711532



MAIL TAX BILLS TO: **Carlos Garfias 6637 Silver Cloud Drive, Portage, IN 46368**
GRANTEE(S) ADDRESS: **6637 Silver Cloud Drive, Portage, IN 46368**
THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: **IN-23-68177-02**

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: Debbi Wajst