

20:3-53 382
10/18/2023 11:27 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 18 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY
WARRANTY DEED

File No.: CTNW2304033
CT Highland LLC

THIS INDENTURE WITNESSETH, that JRG Properties, LLC (Grantor) CONVEY(S) AND WARRANT(S) to Jacob A. Mata (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: 8709 Kleinman Rd, Highland, IN 46322

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, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 13th day of October, 2023.

JRG Properties, LLC

BY: James R. Gore, Member

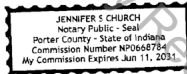
STATE OF INDIANA

COUNTY OF Lake Porter

Before me, a Notary Public in and for said County and State, personally appeared James R. Gore, as Member of JRG Properties, LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 13th day of October, 2023

Signature: Jennifer S Church
Printed: Jennifer S Church
Resident of: Lake County Porter County
State of: INDIANA
My Commission expires: 10-11-2031



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 8709 Kleinman Rd
Highland, IN 46322

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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-07-22-476-002.000-026

THE SOUTH 92.35 FEET OF THE NORTH 187.65 FEET OF THE FOLLOWING DESCRIBED TRACT:

PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF RIDGE ROAD DESCRIBED AS COMMENCING AT A POINT ON THE SOUTH LINE OF HIGHWAY AVENUE WHICH IS 202.28 FEET WEST OF THE EAST LINE OF SAID TRACT AND RUNNING THENCE SOUTH 290.73 FEET; THENCE WEST 131.16 FEET; THENCE NORTH 290.73 FEET TO THE SOUTH LINE OF HIGHWAY AVENUE; THENCE EAST ALONG THE SOUTH LINE OF HIGHWAY AVENUE 131.14 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 30 FEET THEREOF, IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA.

Property of Lake County Recorder