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MAIL TAX BILLS TO:  
Chri-Cour, LLC  
1280 Arrowhead Court  
Crown Point, Indiana 46307  
Grantee's Address Above

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

2024-001249

10:19 AM 2024 Jan 17

WARRANTY DEED

This indenture witnesses that **DAWN BAXTER,**  
Conveys and Warrants to **CHRI-COUR, LLC,**  
an Indiana Limited Liability Company,

for no consideration, the following Real Estate in Lake County in the State of Indiana:

Lot 3 in Arrowhead Ridge Industrial Park, in the City of Crown Point, as per plat thereof, recorded in Plat Book 84 page 52, and amended by Certificate of Correction recorded June 10, 1998 as Document No. 98042909, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1280 Arrowhead Court, Crown Point, Indiana 46307  
Key No: 45-16-04-251-006.000-042

Subject To: all unpaid real estate taxes and assessments for 2022 payable in 2023, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Dated: December 21, 2023.

  
\_\_\_\_\_  
DAWN BAXTER



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 17 2024

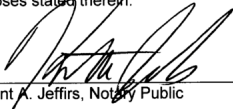
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25-  
7447  
CR

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )  
                                  )  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, on December 21, 2023, personally appeared, **DAWN BAXTER** and acknowledged execution of the foregoing Warranty Deed as their voluntary act for the purposes stated therein.



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Kent A. Jeffers, Notary Public

Prepared by: Kent A. Jeffers, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46410.

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.

/s/ Kent A. Jeffers  
Kent A. Jeffers

Property of Lake County Recorder