

2024-10168
01/17/2024 03:56 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
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 17 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Numbers:
45-11-02-103-005.000-006
45-11-02-103-009.000-006

Tax Mailing Address:
14 GLEN EAGLES DR
SCHERERVILLE IN 46375

WARRANTY DEED

THIS INDENTURE WITNESSETH that **Lottie M. Miller**, Grantor, of Sumter County, in the State of Florida, conveys and warrants to

Bireg I LLC,

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$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:

All of Lots 211 and 212, and a part of Lots 208, 209 and 210 in Harts Addition to the Town of Griffith, as shown in Plat Book 2, page 96, in Lake County, Indiana; also a part of the vacated 15 foot alley lying South of and adjacent to said Lots; also a part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 35 North, Range 9 West of the 2nd Principal Meridian; the entire parcel more particularly described as commencing at a point 195.80 feet South of and 20.0 feet West of the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence West at right angles to the East line of said Northwest Quarter of the Northwest Quarter a distance of 150.0 feet to the point of beginning; thence continuing West along the last described line a distance of 45.0 feet; thence Northwesterly a distance of 124.83 feet to a point which is on the East line of the West 14.5 feet of Lot 208 and 53.38 feet South of the Northeast corner of said West 14.5 feet of Lot 208; thence North along the East line of the West 14.5 feet of Lot 208 a distance of 53.38 feet to the Northeast corner thereof; thence East along the North line of Lots 208, 209, 210, 211 and 212 a distance of 110.5 feet to the Northeast corner of Lot 212; thence South along the East line of Lot 212 and said East line extended South, a distance of 158.01 feet to the point of beginning, all in the Town of Griffith, Lake County, Indiana.

(Warranty Deed -- GTC File No. IN017514 - Page 1 of 3)

NOT AN OFFICIAL DOCUMENT

Parcel Number: 45-11-02-103-005.000-006

Site Address (per Lake County Auditor's Records): 135 W. Main St.
Griffith, IN 46319

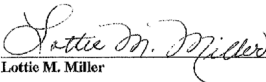
Parcel Number: 45-11-02-103-009.000-006

Site Address (per Lake County Auditor's Records): 100 S. Main Appr. St.
Griffith, IN 46319

SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2023 payable in 2024 and thereafter.

IN WITNESS WHEREOF, Lottie M. Miller has executed this Warranty Deed on this

10th day of JANUARY, 2024.


Lottie M. Miller

(Warranty Deed -- GIRC File No. IN017514 - Page 2 of 3)

NOT AN OFFICIAL DOCUMENT

State of FLORIDA)
County of SUMNER) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Lotte M. Miller** and acknowledged the execution of the foregoing Warranty Deed as her free and voluntary act for the purposes stated therein, and who, having been duly sworn upon her oath, stated that the representations contained therein are true. BY MEANS OF PHYSICAL PRESENCE.

Witness my hand and Notarial Seal this 10th day of January, 2024.



MAVERICK D. HAMPTON
Commission # HI1059864
Expires January 18, 2025
Bonded thru Budget Notary Services

Notary's Signature: _____

Notary's Printed Name: _____

MAVERICK D. HAMPTON

Notary's County of Residence: MARION

Notary's Commission Expires: 1/18/2025

Notary's Commission Number: HI1059864

After recording return to and Mailing Address of Grantee:

Birg I LLC
14 GLEN EAGLES DR
SCHERERVILLE IN 46375

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, TN 46410-6213 (Phone: 219/791-1520); referencing Greater Indiana Title Company commitment no. IN017514.

(Warranty Deed – GITC File No. IN017514 - Page 3 of 3)