

NOT AN OFFICIAL DOCUMENT

2024-02-15 11:43 AM
D17 / 20
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 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

File No.: FNW2303242-RJW

THIS INDENTURE WITNESSETH, that Sheila Flynn (Grantor) CONVEY(S) AND WARRANT(S) to Nojan Industries, LLC (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: 15320 S. Grove Rd., Hebron, IN 46341

Tax ID No.: 45-20-02-400-015,000-012

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, Grantor has executed this deed this 25th day of January, 2024.

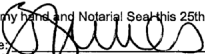

Sheila Flynn

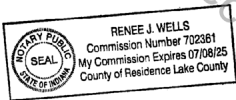
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Sheila Flynn who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 25th day of January, 2024

Signature: 
Printed: Renee J. Wells
Resident of: Lake County
State of: INDIANA
My Commission expires: July 8, 2025



FIDELITY NATIONAL TITLE/FNW2303242

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Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 11 Wood Ct
Hebron, IN 46341

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: Renee Wells.

Return To: JAMIE HOCHBAUM
Noian Industries, LLC
11 Wood Ct
Hebron, IN 46341

Property of Lake County Recorder

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-20-02-400-015.000-012

The South 663.60 feet of the West 310 feet AND the East 185 feet by parallel lines of the following described tract: Commencing at a point at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 2, Township 33 North, Range 8 West of the 2nd P.M., thence South along the West line of said quarter quarter Section a distance of 1623.6 feet, thence East a distance of 495.00 feet, thence North parallel to said West line a distance of 1174.77 feet more or less to the center line of County Road "W" , thence Northwesterly along said center line to the point of beginning, in Lake County, Indiana.

County of Lake County Recorder