

# NOT AN OFFICIAL DOCUMENT

2024 FEB 01 09:48 AM  
01/01/2024 09:48 AM  
TOTAL FEES: 23.00  
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

Feb 01 2024 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## LIMITED LIABILITY COMPANY WARRANTY DEED

Tax I.D. no. 45-19-23-390-006.000-008

THIS INDENTURE WITNESSETH that SBRSRLR PROPERTIES, LLC (Grantor), a Indiana Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to TIMOTHY EINSPAHR AND KAREN EINSPAHR, HUSBAND AND WIFE (Grantees) of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

### THE NORTH 167 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, AS DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, IN CLARK'S ADDITION TO LOWELL; THENCE SOUTH 88 DEGREES 02 MINUTES WEST, ALONG THE NORTH LINE OF SAID LOT 1 PRODUCED, 193 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 101.75 FEET TO AN IRON PIN; THENCE SOUTH 1 DEGREE 13 MINUTES EAST, 60.3 FEET TO AN IRON PIPE; THENCE SOUTH 0 DEGREES 30 MINUTES EAST, 117.2 FEET TO AN IRON PIN; THENCE SOUTH 42 DEGREES 33 MINUTES WEST, 11.35 FEET TO AN IRON PIN; THENCE NORTH 30 DEGREES 47 MINUTES WEST, 43.4 FEET TO AN IRON PIN; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER 249.4 FEET TO THE NORTH LINE OF SAID LOT 1, PRODUCED; THENCE NORTH 88 DEGREES 02 MINUTES EAST ON SAID NORTH LINE OF SAID LOT 1, PRODUCED, 27.58 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE EAST 6 INCHES OF THE NORTH 167 FEET, IN THE TOWN OF LOWELL, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 306 E COMMERCIAL AVE., LOWELL, IN 46356

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2023 TAXES PAYABLE 2024, 2024 TAXES PAYABLE 2025 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

COMMUNITY TITLE COMPANY  
FILE NO 2327378

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 31 day of January, 2023.

**SBRSLR PROPERTIES, LLC**

By: Scott B. Reed  
SCOTT B REED, MEMBER

Sheri L Reed  
SHERI REED, MEMBER

STATE OF Indiana  
COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared **SBRSLR PROPERTIES, LLC BY SCOTT B REED AND SHERI REED, MEMBERS** and acknowledged execution of the foregoing 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 Notarial Seal this 31 day of January, 2024

Commission number 24041

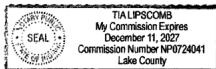
My commission expires: 12/11/2027

Resident of Lake County

Signature  
Printed Tia Lipscomb, Notary Public

This instrument prepared by

NATHAN D. VIS, Attorney at Law, ID No. 29535-45  
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303



No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEES

GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 515 Lakewood Ct.  
~~366 E COMMERCIAL AVE., LOWELL, IN 46356~~

SEND TAX BILLS TO: GRANTEES

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. ru

Tia Lipscomb  
Signature of Preparer

Tia Lipscomb  
Printed Name of Preparer