

# NOT AN OFFICIAL DOCUMENT

2024-00532  
02/22/2024 09:13 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

**Feb 22 2024 BDD**

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED

THIS INDENTURE WITNESSETH that Marcus Johnson Sr., GRANTOR, of Lake County, in the State of IN, whose mailing address is 2301 Kentucky Street, Gary, IN 46407, convey(s) and warrant(s) to Orchard Capital, GRANTEE, of Union County, in the State of Ohio, whose mailing address is 13425 State Route 38, Marysville, OH 43040, for the sum of EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00), the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, and State of Indiana:

IRONWOOD UNIT A, LOT 40, BL. 23 N 10FT OF LOT 39, BL. 23.

MORE commonly known as: 2301 Kentucky Street, Gary, IN 46407  
Assessor's Parcel Number: 45-C8-15-254-001.000-004  
Prior Recorded Doc. Ref.: Deed: Recorded June 10, 2019; Doc. No. 2019034745

SUBJECT TO any and all Easements, Agreements, and Restrictions of record

When the context requires, singular nouns and pronouns, include the plural.

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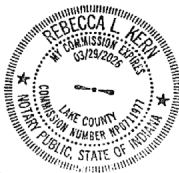
IN WITNESS whereof, Grantor has executed this deed this 21 day of Feb, 2024


  
Marcus Johnson Sr.

## ACKNOWLEDGMENT

STATE OF IN )  
COUNTY OF LAKE ) ss

Before me, a Notary Public in and for said County and State, personally appeared Marcus Johnson Sr. who acknowledged the execution of the foregoing Warranty Deed this 21 day of Feb, 2024



  
Notary Public (Signature)

Rebecca L Kern  
Notary Public (Printed Name)

My Commission Expires: 3/29/2025

County of Residence: LAKE

After Recording Return To:  
Orchard Capital  
13425 State Route 38  
Marysville, OH 43040

Send Subsequent Tax Bills To:  
Orchard Capital  
13425 State Route 38  
Marysville, OH 43040

This instrument was prepared by:  
Eric Feldman, Esq.  
1349 Galleria Drive  
Henderson, Nevada 89014  
(702) 736-6400

This instrument prepared by Eric Feldman, Attorney at Law, 1349 Galleria Drive, Henderson, Nevada 89014, (702) 736-6400, at the specific request of the party or parties and based solely on information supplied without examination of title. The preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The party or parties hereto accept this DISCLAIMER by execution and acceptance.

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. Eric Feldman.