

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 Dallas Pratt Grantor(s)"', CONVEYS AND WARRANTS Gula, LLC Grantee(s)"', for the sum of Ten Dollars and zero cents (\$10.00) and no 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:

Lot Numbered 8 in Block G in Meadowland Manor Unit 2, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 31, Page 97 in the Office of the Recorder of Lake County, Indiana.

Property Address: 5415 Delaware Street, Merrillville, IN 46410

Parcel ID: 45-12-03-128-002.000-031

Subject to the following:

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

IN WITNESS WHEREOF, Grantors have executed this Deed this 15TH day of FEBRUARY, 2024

Dallas Pratt
Dallas Pratt

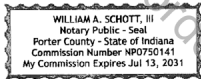
COUNTY OF LAKE STATE OF INDIANA

Before me, the undersigned, a Notary Public in and for said County and State, this 15TH day of FEBRUARY, 2024 personally appeared Dallas Pratt as their free and voluntary act.

My Commission Expires: 7/13/31 Signed: William A Schott III

Resident of: Porter County, IN Printed: William A Schott III

(SEAL)



Redaction Statement: 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. Lisa Palmer

Prepared by: Janice Shei, Attorney at Law, #25092-46, 152 N 400 W, LaPorte, IN 46350, 219-363-3499

Grantee's & Mail tax bills to: ~~6741 Columbia Avenue, Hammond, IN 46324~~
124 ARTHUR AVE HOBART IN 46342

Liberty Title File No: NWI24004735