

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 02 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-11-11-451-055.000-032

Tax Mailing Address:
1036 E HIGHWAY 330
GRIFFITH IN 46319

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that **Viking Built Homes, LLC**, Grantor, of Lake County, in the State of Indiana, **Conveys and Warrants** to

Ronald Alan Rae and David Franklin Clark,

Grantees, 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:

That part of the West 111 feet of the South 174 feet of the East 278 feet of the West 1/2 of the Southeast 1/4 of Section 11, also, the West 111 feet of the East 278 feet of the West 1/2 of the Northeast 1/4 of Section 14, lying North of the center line of Old Lincoln Highway (also known as State Road 330), all in Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Parcel; thence South 89 degrees 44 minutes 48 seconds East; along the North line of said Parcel; 70.39 feet to the point of beginning; Thence continuing South 89 degrees 44 minutes 48 seconds East along said North line; 40.42 feet to the Northeast corner of said Parcel; thence South 00 degrees 35 minutes 55 seconds East along the East line of said Parcel 173.89 feet to the common section line; thence South 00 degrees 26 minutes 16 seconds East along said East line 60.97 feet to the North right-of-way of Old Lincoln Highway (also known as State Road 330); thence North 88 degrees 42 minutes 11 seconds West along said North right-of-way 42.95 feet; thence North 00 degrees 03 minutes 27 seconds East 234.06 feet through the center line and center line extended of a party wall to the North line of said Parcel and the point of beginning.

Site Address (per Lake County Auditor's Records):

1036 Highway 330
Griffith, IN 46319

Mailing Address (per U.S. Postal Service):

1036 E HIGHWAY 330
GRIFFITH IN 46319

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IN017694


NOT AN OFFICIAL DOCUMENT

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, Viking Built Homes, LLC has executed this Company Warranty Deed on this

22 day of March, 2024.

Viking Built Homes, LLC

By: 
Michael Sullivan, Member

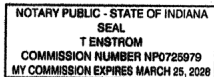
State of Indiana)

) SS:

County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Michael Sullivan, as Member** of Viking Built Homes, LLC, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 22 day of March, 2024.



Notary's Signature: 

Notary's Printed Name: T Enstrom

Notary's County of Residence: Lake

Notary's Commission Expires: 3-25-28

Notary's Commission Number: 0725979

NOT AN OFFICIAL DOCUMENT

After recording return to and Mailing Address of Grantees:

Ronald Alan Rae and David Franklin Clark
1036 E HIGHWAY 330
GRIFFITH IN 46319

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, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN017694.

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Priority of Lake County Recorder