

NOT AN OFFICIAL DOCUMENT

2024-113481
04/30/2024 02:07 PM
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

Apr 30 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

This Indenture Witnesseth, that D.A.D. Properties LLC, an Indiana limited liability company ("Grantor"), by Dwayne Rancier, its Sole Member, CONVEYS AND WARRANTS to Allen Fields ("Grantee") of the State of Indiana, for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 4030 West 10th Avenue, Gary, IN 46404, and more particularly described as:

Lots 1 and 2 in Block 27 in Gary Heights, in the City of Gary, as per plat thereof, recorded in Plat Book 10, page 13 in the Office of the Recorder of Lake County, Indiana.

Parcel Nos. 45-08-07-129-015.000-004 and 45-08-07-129-016.000-004

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are the Sole Member of Grantor and thereby fully empowered to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

In Witness Whereof, Grantor has caused this deed to be executed this 25th day of

April, 2024.

D.A.D. Properties LLC

BY: _____

Dwayne Rancier
Sole Member

IN 2403318 LM

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STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Dwayne Rancifer as Sole Member of D.A.D. Properties LLC, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

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

Signature: , Notary Public

Printed: Lisa M Matson

My Commission Expires:
February 1, 2032

My County of Residence is:
Lake



File No. IN2403318

Prepared by and return deed to:
Rose K. Kleindl, Esq.

Near North Title Group, 101 E. 90th Drive, Suite C, Merrillville, IN 46410

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, Rose K. Kleindl.

Grantee mailing address and please send tax statements/notices to:
4030 W. 10th Ave., Gary IN 46404