

2024-07-26 01:59 PM
07/26/2024 01:59 PM
TOTAL FEES: 15.00
BY: MA
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CORPORATE LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH That

Robert Henry Group Three, LLC and Peachtree Property Group, LLC, as tenants in common

(Grantor), a corporation organized and existing under the laws of the State of Indiana, **BARGAINS, SELLS and CONVEYS** to

Laura Joseph and Brian Mihal

(Grantee) of **Lake County**, in 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 described real estate in Lake County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Commonly known as: 30 N Cavender St, Hobart, IN 46342
Parcel No(s): 45-09-30-354-020.000-018

PROPER TITLE, LLC

INPT24-10/3 20W
10/2

This conveyance is made subject to:

1. *Special assessments and Real Estate taxes for the year 2023 payable in 2024 and subsequent years.*
2. *All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.*
3. *The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.*

The Grantor hereby certifies that there is no Indiana adjusted gross income tax due at this time or as a result of this conveyance.

TO HAVE AND TO HOLD the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor [except any set forth above], and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

The undersigned persons executing this Corporate Limited Warranty Deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor, and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

[SIGNATURE PAGE TO FOLLOW]

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 24th day of July, 2024.

Robert Henry Group Three, LLC

BY: [Signature]
Eric Robert Miller
Member

Peachtree Property Group, LLC

BY: [Signature]
Ryan Joseph Petry
Member

STATE OF INDIANA

COUNTY OF LAKE

Before me, the undersigned, a Notary Public, in and for said County and State, this 24th day of July, 2024, personally appeared Eric Robert Miller, Member of Robert Henry Group Three, LLC and Ryan Joseph Petry, Member of Peachtree Property Group, LLC and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

[Signature]
Notary Public, Resident of Lake County
Printed Name: Karen Craig
My Commission Expires: November 4, 2030



This Instrument Prepared By: Kathy J. Kwak, on behalf of Proper Title LLC
322 Indianapolis Blvd., Suite 200
Scherverville, IN 46375
Phone: (219) 440-6490

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Kathy J. Kwak

Mail Tax Statements and After Recording Return To: Laura Joseph and Brian Mihal
Grantee Address mp.
30 N Cavender St
Hobart, IN 46342

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Legal Description

LOT 8, BLOCK 12, COUNTRY CLUB ESTATES SUBDIVISION, CITY OF HOBART, AS SHOWN IN PLAT BOOK 20, PAGE 41, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 30 N Cavender St, Hobart, IN 46342

Parcel No(s): 45-09-30-354-020.000-018

Property of Lake County Recorder