

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 16 2024 EP

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Mail recorded deed and tax bills to:  
GRANTEE'S ADDRESS:  
11801 Kentucky St.  
Crown Point, IN 46307

**SPECIAL WARRANTY DEED**

Order # FNW2401955

THIS INDENTURE WITNESSETH, That WALKERTON PARK DEVELOPMENT LLC an Indiana limited liability company

("Grantor") of LAKE County in the State of INDIANA

CONVEY AND WARRANT TO Hemant Sharma

of LAKE County in the State of INDIANA

the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

The West 42.33 feet of Lot 21 in Walkerton Park-Phase 3, as per plat thereof, recorded in Plat Book 115 page 27, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-16-15-212-001.000-042  
More commonly known as 11801 Kentucky Street, Crown Point, IN 46307

Subject to 2024 real estate taxes payable 2025, and all years thereafter.

Dated this 15<sup>th</sup> day of August, 2024.

WALKERTON PARK DEVELOPMENT LLC

By: OD ENTERPRISES, INC., its Manager

By: [Signature]  
Scot F. Olthof,  
Member of Walkerton Park Development LLC  
Vice President and Treasurer



STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 15<sup>th</sup> day of August, 2024, personally appeared: Scot F. Olthof, Member of Walkerton Park Development LLC and Vice President and Treasurer of OD Enterprises, Inc., Manager of Walkerton Park Development LLC acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 11/12/2026 Signature [Signature]  
Resident of Lake County Printed Stephanie L. Richerme, Notary Public

**AFFIRMATION**

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Scot F. Olthof  
Scot F. Olthof

This instrument prepared by: Greg A. Bouwer, Koransky, Bouwer & Poracky, PC, 425 Joliet St., Suite 425, Dyer, IN 46311

**FIDELITY NATIONAL TITLE**  
**FNW2401955**