

2024-09-25 11:01 AM
TOTAL FEES: 23.00

STATE OF INDIANA
LAKE COUNTY
RECORDS & CLERK
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: JAS
PG #: 3
RECORDED AS PRESENTED

Sep 25 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Grantor
Ricardo Garcia
5304 Thorncliff Drive
Greensboro, NC 27410

Grantee
Garcia Investment Team LLC
1633 New Garden Rd
Greensboro, NC 27410

WARRANTY DEED

THIS INDENTURE, WITNESSETH, that RICARDO GARCIA, of Lake County, in the State of Indiana, hereinafter referred to as "Grantor", hereby

CONVEYS AND WARRANTS

to GARCIA INVESTMENT TEAM LLC, fee simple, of Lake County, in the State of Indiana, hereinafter referred to as "Grantee", for the sum of Ten and 00/100 Dollars (\$10.00), the following described REAL ESTATE in Lake County, in the State of Indiana, to-wit:

Lot 11 in Block 13 in 3rd Addition to Indiana Harbor, as per plat thereof, Recorded in Plat Book 5 page 24, in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed to Ricardo Garcia, by deed dated March 16, 2022, and recorded April 28, 2022, as Instrument No. 2022-014316, in the Office of the County Recorder, in Lake County, State of Indiana.

NOT AN OFFICIAL DOCUMENT

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

Subject to real estate taxes not delinquent.

EXECUTED, this 18 day of September, 2024.



RICARDO GARCIA

STATE OF ~~INDIANA~~ North Carolina Guilford County: ss:
DW

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RICARDO GARCIA, who acknowledged the execution of the foregoing WARRANTY DEED and who being duly sworn stated that the representations therein contained are true.

Witness my hand and seal, this 18th day of September, 2024.


Notary Public

Derrick Whitaker

Print Name

Resident of Guilford County

My Commission expires: 5-7-2028



This instrument prepared by: Andrea S. Ewan, Attorney-at-Law, Ewan Law Office
210 W. High St., Lawrenceburg, IN 47025

After recording return to: Apex Closing Services, LLC
8586 Potter Park Dr., Ste 103, Sarasota, FL, 34238

Mail tax statements to: Garcia Investment Team LLC, 1633 New Garden Rd, Greensboro NC 27410

Tax ID: 45-03-21-479-011.000-024

No Sales Disclosure Needed
Sep 25 2024
By: EMC
Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

AFFIRMATION STATEMENT

I affirm, under penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Print or Type Name

Simone Cummings Long

Property of Lake County Recorder