

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 23 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY
WARRANTY DEED

File No.: CTNW2404734-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Happyhouses LLC (Grantor) CONVEY(S) AND WARRANT(S) to Marzetta Gildon (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 6052 Delaware Dr, Merrillville, IN 46410

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 21 day of October, 2024.

Happyhouses LLC

BY: Matthew A. Turner
Matthew A. Turner, Member, Happyhouses LLC

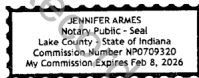
STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Matthew A. Turner, as Member of Happyhouses LLC, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 21 day of October, 2024

Signature: JAMES
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 6052 Delaware Dr., 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: Dena Phillips Farling.

CHICAGO TITLE INSURANCE COMPANY

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-12-03-377-020.000-030

PARCEL 19-1 BEING PART OF PHASE O OF LOT 1 IN OLD AIRPORT ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38 PAGE 99, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 44 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 134.67 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 10 SECONDS EAST A DISTANCE OF 552.45 FEET; THENCE NORTH 53 DEGREES 44 MINUTES 50 SECONDS WEST A DISTANCE OF 41.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 53 DEGREES 44 MINUTES 50 SECONDS WEST 45.00 FEET; THENCE NORTH 36 DEGREES 15 MINUTES 10 SECONDS EAST 29.25 FEET; THENCE SOUTH 53 DEGREES 44 MINUTES 50 SECOND EAST 45.00 FEET; THENCE SOUTH 38 DEGREES 15 MINUTES 10 SECOND WEST 29.25 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder