

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Tax ID Number(s):
45-07-21-328-011.000-026

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

N. E. Leep Realty Corporation, an Indiana corporation, a corporation organized and existing under the laws of the State of

CONVEY(S) AND WARRANT(S) TO

Frederick J. Leep, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

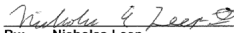
Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the 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 corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this deed this 24th day of October, 2024.

N. E. Leep Realty Corporation, an Indiana corporation


By: **Nicholas Leep**
Title: **President**

NOT AN OFFICIAL DOCUMENT

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Nicholas Leep, President of N. E. Leep Realty Corporation, an Indiana corporation** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 24th day of October, 2024.

6/26/30
My Commission Expires:

NPO 655004
Commission No.

LAKE COUNTY, IN
Notary Public County and State of Residence

Philip J. Ignariski
Signature of Notary Public

PHILIP J. IGNARISKI
Printed Name of Notary



This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

2625-2627 Highway Avenue, Highland, IN 46322

Grantee's Address and Mail Tax Statements To:

3225 Ridge Rd.
Highland, IN 46322

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. Andrew R. Drake

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

Lots Sixteen (16), Block Two (2) of the Original Town of Highland, being a subdivision of a part of the South Half (S1/2) of Section Twenty-one (21), Township 36 North, Range 9 West of the 2nd P.M. in Lake County, Indiana.

ALSO:

All that portion of the vacated alley which was vacated in Confirmatory Resolution No. 68-9 set out in an instrument recorded August 20, 1966 in Instrument Number 68-762398 in the Office of the Recorder of Lake County, Indiana, and more particularly described as follows:

The 20 foot public alley lying between and adjacent to Lots 15 and 16 in Block 2, Original Town of Highland, and extending from the South line of the 20 foot public alley running East and West through said Block 2 to the North line of Highway Avenue in the Town of Highland, more particularly described as follows:

Commencing at the intersection of the North line of Highway Avenue and the West line of Lot 15, Block 2, Original Town of Highland; thence North on the West line of said Lot 15 a distance 137.0 feet to the Northwest corner of said Lot 15; thence West a distance of 20.0 feet to the Northeast corner of Lot 16; thence South on the East line of said Lot 16 a distance of 137.0 feet to the North line of Highway Avenue; thence East along said North line of Highway Avenue a distance of 20.0 feet to the point of beginning, all in Block 2, Original Town of Highland, as the same appears of record in Plat Book 1, page 86, in the Office of the Recorder of Lake County, Indiana.

ALSO:

That part of Lot Fifteen (15) described as commencing at the Southwest corner of said Lot 15; thence East on the South line of said lot a distance of 2.67 feet; thence North a distance of 137.0 feet to a point on the North line of said lot, said point being 1.81 feet East of the Northwest corner of said lot; thence West 1.81 feet to said Northwest corner; thence South on the West line of said lot a distance of 137.0 feet to the point of beginning, all in Block 2, as marked and laid down on the recorded plat of the Original Town of Highland, Lake County, Indiana, as the same appears of record in Plat Book 1, page 86, in the Office of the Recorder of Lake County, Indiana.

EXCEPTING THEREFROM:

Commencing at the Southwest corner of said Lot 15; thence East on the South line of said Lot 15 a distance of 1.69 feet to the Point of Beginning; thence East along said South line 0.98 feet; thence Northerly 114.25 feet along a line that begins on the South line of said Lot 15 at 2.67 feet East of the Southwest corner to a point on the North line of said Lot 15 which is 1.81 feet East of the Northwest corner; thence Southerly 114.24 feet to the Point of Beginning, containing 55 Square feet, more or less.