

2/24-135702
11/25/2024 03:17 PM
TOTAL FEES: 25.00
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

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-11-02-201-003.000-006

Tax Mailing Address:
801 E MAIN ST
GRIFFITH IN 46319

WARRANTY DEED

THIS INDENTURE WITNESSETH that Peter C. Kmetz, Successor Trustee of the Kmetz Living Trust dated July 9, 2014, Grantor, of Porter County, in the State of Indiana, conveys and warrants to

Austgen Properties LLC, an Indiana limited liability company,

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

All of Lots 5 and 6 in Block 17, except the West 2 feet of the South 35 feet of Lot 6 in Block 17, in the original Town of Griffith, as per plat thereof, recorded in Plat Book 2, page 45, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 521 East Main Street
Griffith, IN 46319

This Warranty Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in said Trustees by the terms of said Trust.

SUBJECT TO:

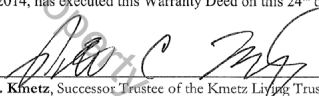
- (1) special assessments and real estate taxes for the year 2024 payable in 2025 and thereafter;
- (2) building setback lines, if any, appearing on the public records;
- (3) easements, if any, appearing on the public records;
- (4) covenants, conditions and restrictions, if any, appearing on the public records;

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NOT AN OFFICIAL DOCUMENT

- (5) assessments for homeowner's association, if any, appearing on the public records;
- (6) leases, grants, exceptions or reservations of minerals or mineral rights, appearing in the public records;
- (7) municipal assessments, if any assessed against said real estate;
- (8) rights of the public, the State of Indiana, the County of Lake and the Town of Griffith in and to that part of said real estate taken or used for road purposes;
- (9) rights of way for drainage tiles, feeder and laterals, if any; and
- (10) existing unrecorded leases, if any

IN WITNESS WHEREOF, Peter C. Kmetz, Successor Trustee of the Kmetz Living Trust dated July 9, 2014, has executed this Warranty Deed on this 24th day of October, 2024.

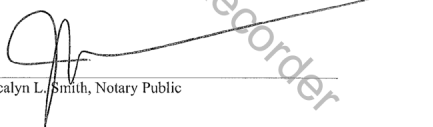


Peter C. Kmetz, Successor Trustee of the Kmetz Living Trust dated July 9, 2014

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Peter C. Kmetz, Successor Trustee of the Kmetz Living Trust dated July 9, 2014, and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

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



Jacalyn L. Smith, Notary Public

Notary's County of Residence: Lake
Notary's Commission Expires: January 10, 2032
Notary's Commission Number: NP0677813

NOT AN OFFICIAL DOCUMENT

After recording return to and Mailing Address of Grantee:

Austgen Properties LLC
801 E MAIN ST
GRIFFITH IN 46319

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366), referencing Greater Indiana Title Company commitment no. IN018612.

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Property of Lake County Recorder