

NOT AN OFFICIAL DOCUMENT

2024-10-18
11:25:22 (24 of 54 P)
TOTAL FEES: 25.00

STATE OF INDIANA
LAKE COUNTY
FILE FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: JAS
PG #: 2
RECORDED AS PRESENTED

Nov 25 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CORPORATE WARRANTY DEED

This Indenture Witnesseth, that Farrash Realty Inc., an Indiana Corporation ("Grantor"), by Adnan M. Abunusair, its Authorized Agent, CONVEYS AND WARRANTS to Ryan Kephshire and Sara Kephshire, husband and wife ("Grantee") of the State of Indiana, for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lake County, State of Indiana, commonly known as 8509 Morse Pl., Crown Point, IN 46307, and more particularly described as:

The South 80 feet of Lot 75 in Schererville Heights, Section No. 4, as per plat thereof, recorded in Plat Book 37, Page 87, in the Office of the Recorder of Lake County, Indiana.

Parcel No. 45-11-23-383-002.000-032

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly elected officers or representatives of 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, Grantor has caused this deed to be executed this 21st day of

November, 2024.

Farrash Realty Inc.

BY: Adnan Abunusair
Adnan M. Abunusair
Authorized Agent

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STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Adnan M. Abunusair as Authorized Agent of Farrash Realty Inc., who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal, this 21st day of November, 2024.

Signature [Handwritten Signature], Notary Public

Printed: Lisa M Matson

My Commission Expires:

02/01/2032

My County of Residence is:

Lake



File No. IN2417494

Prepared by and return deed to:
Lawrence Dorocke, Attorney at Law
Near North Title Group, 101 E. 90th Drive, Suite C, 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, Lawrence Dorocke, Attorney at Law

Grantee mailing address and please send tax statements/notices to:

8509 Morse Pl., Crown Point IN 46307