

018-4129-504307

2024-15476

RECORDED AS PRESENTED ON

07/11/2024 01:10 PM

MARY BETH WISNIEWSKI

ST. JOSEPH COUNTY

RECORDER

PGS: 3 FEES: 25.00

Transfer 1221
Taxing Unit SB
Date 7.11.24

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, *LSAS LLC*, an Indiana Limited Liability Company, by it's manager, PRIYA LAKSHMI Releases and Quit-Claims

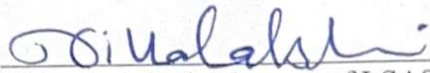
To *SOUTH BEND & MISHAWAKA INVESTMENTS, LLC*, an Indiana Limited Liability Company for no consideration, the following described REAL ESTATE in St. Joseph County, in the State of Indiana, to-wit:

SEE EXHIBIT "A" ATTACHED - ONE PAGE

Subject to all unpaid taxes and assessments, zoning restrictions, easements and rights of way(s), restrictions, covenants and other encumbrances of record.

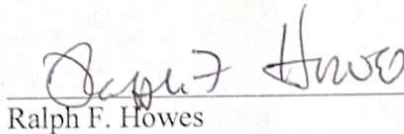
Property address: 5307 Western Avenue, South Bend, IN 46628
Grantees Address: 6520 Lake Crest Circle, South Bend, IN 46628-9008
Tax ID #71-08-08-254-023.000-026

In Witness Whereof, the said Priya Lakshmi, Manager of LSAS LLC has hereunto set her hand and seal this 26th day of June, 2023.



Priya Lakshmi, Manager of LSAS LLC

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.


Ralph F. Howes

DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER



mbw
3

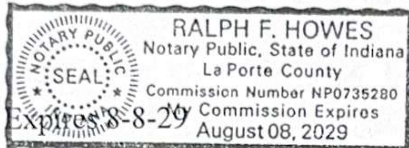
State of Indiana

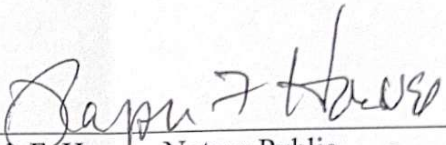
County of LaPorte, SS:

Before me, the undersigned, a Notary Public in and for said County, this 20th day of July, 2023, came Priya Lakshmi, Manger of LSAS LLC, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission Expires





Ralph F. Howes, Notary Public
A resident of LaPorte County

This instrument prepared by: Ralph F. Howes, Attorney, Howes & Howes, LLP, 717 Indiana Ave. LaPorte, IN

Exhibit "A"

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 2 EAST, IN THE CITY OF SOUTH BEND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE EAST LINE OF MAYFLOWER ROAD AT A POINT 195.19 FEET ON AN ASSUMED BEARING OF NORTH 0 DEGREES 9' 15" EAST, AND 40 FEET SOUTH 89 DEGREES 50' 45" EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 8; THENCE NORTH 0 DEGREES 9' 15" EAST ALONG SAID EAST LINE OF MAYFLOWER ROAD, 115 FEET, THENCE SOUTH 89 DEGREES 50' 45" EAST, 243.1 FEET; THENCE SOUTH 0 DEGREES 9' 15" WEST, 192.05 FEET TO THE NORTH LINE OF WESTERN AVENUE; THENCE NORTH 89 DEGREES 21' 45" WEST, 150 FEET; THENCE NORTH 50 DEGREES 41' 45" WEST, 120.04 FEET TO THE PLACE OF BEGINNING.

ALSO:

OUTLOT "A" OF E.M.L. MINOR SUBDIVISION WHICH IS RECORDED AS INSTRUMENT NO. 94-28587 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

ALSO:

A PART OF LOT "B" OF E.M.L. MINOR SUBDIVISION & R.G.F. INC. MINOR SUBDIVISION FIRST REPLAT WHICH IS RECORDED AS INSTRUMENT NO. 9828639 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE "POINT OF BEGINNING" BEING THE SOUTHEAST CORNER OF SAID LOT "B"; THENCE NORTH 89 DEGREES 59' 40" WEST, ALONG NORTHERLY LINE OF WESTERN AVENUE, A DISTANCE OF 97.52 FEET; THENCE NORTH 00 DEGREES 52' 22" WEST, A DISTANCE OF 130.70 FEET; THENCE SOUTH 90 DEGREES 59' 40" EAST, A DISTANCE OF 98.70 FEET; THENCE SOUTH 00 DEGREES 00' 20" WEST, A DISTANCE OF 140.01 FEET TO THE "POINT OF BEGINNING". CONTAINING 0.294 ACRES, MORE OR LESS.

ALSO BEING DESCRIBED AS:

LOT LETTERED B AS SHOWN ON THE RECORDED PLAT OF E.M.L. MINOR SUBDIVISION & R.G.F. INC. MINOR SUBDIVISION, FIRST REPLAT, RECORDED JUNE 6, 1998 AS INSTRUMENT NUMBER 9828639 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

Property
Address:

5307 W. Western Ave., South Bend, IN 46619

EXHIBIT "A"