

2022-05381

RECORDED AS PRESENTED ON

02/22/2022 10:24 AM

MARY BETH WISNIEWSKI

ST. JOSEPH COUNTY

RECORDER

PGS: 2 FEES: 25.00

Transfer 55928
 Taxing Unit South Bend
 Date 02/22/2022

WARRANTY DEED

Property Address:
 1338 W. Sample Street
 South Bend, IN 46619

Tax Parcel No.: 71-08-14-102-004.000-026

This Indenture Witnesseth, That B-Zar Holdings LLC, an Indiana limited liability company

Convey(s) and Warrant(s) to Sample St Property LLC, an Indiana limited liability company

for the sum of **Ten & 00/100 Dollars (\$10.00)** and other valuable consideration, the following described real estate in **St Joseph** County, in the State of **Indiana**:

MH Lot Lettered "A" as shown on the plat of WALNUT STREET AND SAMPLE STREET MINOR SUBDIVISION, recorded September 24, 2021 in the Office of the Recorder of St. Joseph County, Indiana, as Instrument No. 2021-33609.

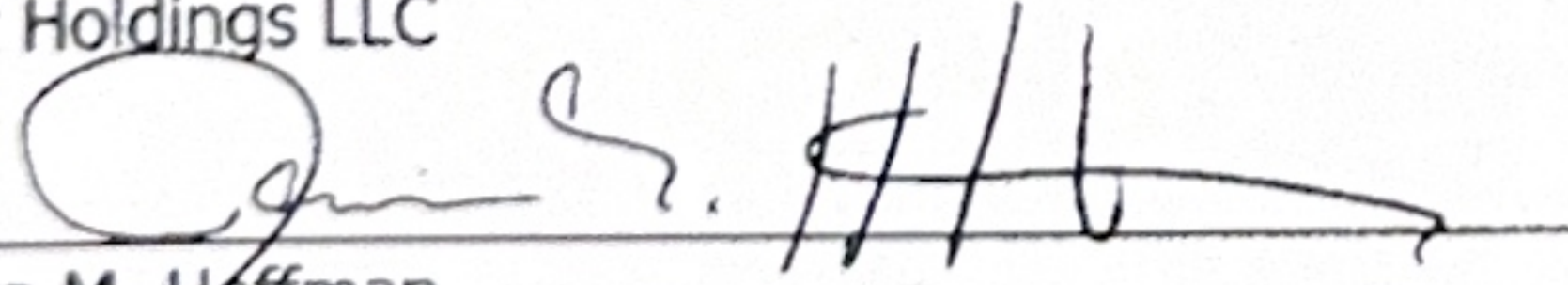
Subject to real estate taxes not yet due and payable.

The undersigned persons executing this deed on behalf of said grantor represent and certify that they are duly elected officers/members/managers/partners of said grantor and have been fully empowered, by proper resolution of the Board of Directors/Managers/Partners of said grantor to execute and deliver this deed; that the grantor has full capacity to convey the real estate described herein and that all necessary action for the making of such conveyance has been taken and done.

Subject To any and all easements, agreements, and restrictions of record, and to legal highways.

Signed this 18th day of FEBRUARY, 2022.

B-Zar Holdings LLC

By: 
 Jessica M. Hoffman
 Its: Manager

By: 
 John Buszkiewicz
 Its: Manager

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

File No.: 4041-202813

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Acknowledgement

State of Indiana; St Joseph County:

Before me, a Notary Public in and for the said County and State, personally appeared **Jessica M. Hoffman and John Buszkiewicz** the **Managers of B-Zar Holdings LLC**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 18th day of February, 2022.

My commission expires:

Signature

Printed

Residing in

Notary Public

County, Indiana

This instrument prepared by William Jaquinde, Attorney at Law.

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.

Name:

Grantee's Mailing Address and Mailing Address for Tax Bills:
(must be a street address)

6520 Lake Crest Circle
South Bend
IN. 46628



BIANCA D. JONES, Notary Public
St. Joseph County, State of Indiana
My Commission Expires May 15, 2025