

2/ MAIL PRARIE

CB/SD
VB/SD

Transfer 3283
Taxing Unit SB
Date 10-19-21



2021-37190

RECORDED AS PRESENTED ON

Transfer No. 9/2021 11:20 AM

MARY BETH WISNIEWSKI

ST. JOSEPH COUNTY

RECORDER

PGS: 2 FEES: 27.00

Mail deed to:
Prairie Avenue Properties, LLC
6520 Lake Crest Circle.
South Bend IN 46628

Mail tax bill to:
Prairie Avenue Properties, LLC
6520 Lake Crest Circle.
South Bend IN 46628

WARRANTY DEED

Robin Singh Baghiana of St. Joseph County Indiana, The grantor conveys and warrants to Prairie Avenue Properties, LLC for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, Real Estate in Saint Joseph County Indiana, described as follows:

Parcel One

Tax ID 18-8059-2364

Lot Numbered Ten (10) Nolands Addition & Lots One (1) and two (2) \ Whitcomb & Kellers 4th. Add.

Commonly known as: 1643 Prairie Avenue, South Bend, Indiana 46613
Subject to any, and all easements, agreements, and restrictions of record.

Parcel Two

Tax ID 18-8-59-2357

Lot Eleven (11) W.A. Nolands Addition- City of South Bend
Commonly known as: 1635 Prairie Avenue, South Bend, Indiana 46613
Subject to any and all easements, agreements, and restrictions of record.

Description provided by grantor. This deed was prepared without the benefit of an examination of an abstract of title, commitment for title insurance, or a survey.

Signed and dated at OMISHAWKA Indiana on October 8, 2021.

Robin Singh Baghiana

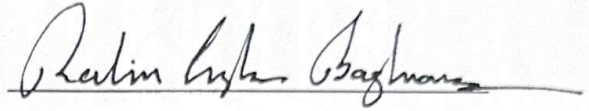
page one of two

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

2021-37190

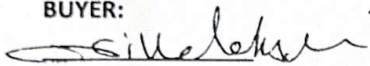
IN WITNESS WHEREOF, the parties have executed this Agreement on the 8 Day of October 2021.

SELLER:



Robin Singh Baghiana

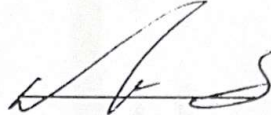
BUYER:



Priya Lakshmi

Authorized Singer for

Prairie Avenue Properties, LLC



Mandeep Singh

Authorized signer for

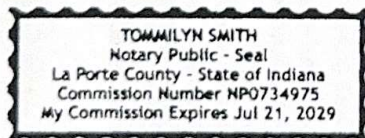
Prairie Avenue Properties, LLC

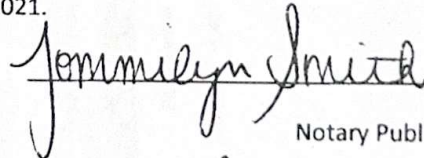
State of Indiana

St. Joseph County

On this 8 Day of October 2021, before me, the undersigned, a Notary Public in and for said County, Personally appeared: Robin Singh Baghiana, Mandeep Singh, and Priya Lakshmi authorized singers for Prairie Avenue Properties, LLC. each of which acknowledged the execution of the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in South Bend Indiana this 8 Day of October 2021.





Notary Public

A resident of LaPorte County, Indiana

This instrument was prepared by: Gerald L. Shidaker, (15556-71) Attorney at Law, 320 West Fourth Street, Mishawaka IN 46544 (574) 272 9228

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

