

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Preserve S.J., LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: Sublime Development LLC, an Indiana corporation of Lake county in the State of Indiana for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lots 69, 71 and 73 in The Preserve - Phase 2, as per plat thereof, recorded in Plat Book 110, page 40 in the Office of the Recorder of Lake County, Indiana

- Property Address: 13119 Bluestem Drive, St. John, IN 46373 (Lot 69)
Parcel No.: 45-11-31-478-005.000-035
Property Address: 13151 Bluestem Drive, St. John, IN 46373 (Lot 71)
Parcel No.: 45-11-31-478-003.000-035
Property Address: 13183 Bluestem Drive, St. John, IN 46373 (Lot 73)
Parcel NO.: 45-11-31-478-001.000-035

Subject to:

- 1. Taxes for 2017 payable in 2018 and subsequent years.
2. Covenants, conditions and restrictions contained in a Declaration recorded 10-7-16 as Document No. 2016-068054.
3. Assessments levied by The Preserve of St. John Homeowners Association Inc.
4. Rights or claims of parties in possession not shown by the public records.
5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
6. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are a current manager of the Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company, to execute and deliver this deed.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this deed.

Dated this 3rd day of November, 2017

IN WITNESS WHEREOF, the said The Preserve S.J., LLC, an Indiana limited liability Corporation has caused this deed to be executed by Frank E. Schilling, its managing member.

The Preserve S.J., LLC, an Indiana Limited Liability Company

BY: Frank E. Schilling DULY ENTERED FOR TAXATION SUBJECT
Frank E. Schilling, Managing Member FINAL ACCEPTANCE FOR TRANSFER

STATE OF INDIANA)
) SS: DEC 6 2017
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for said County and State, personally appeared the within named Frank E. Schilling, managing member of said Limited Liability Company and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 3rd day of November, 2017.

Jane Lionberger, Notary Public

My Commission Expires: 10-3-22 County of Residence: Lake

This document prepared by: Frank E. Schilling
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.

Grantees Address and Tax Bill mailing address: 905 Joliet Street, Num 192, Dyer, IN 46311
Return to: Sublime Development LLC, 905 Joliet Street, Num 192, Dyer, IN 46311

FIDELITY NATIONAL TITLE COMPANY FNW1101071 LC

43399

\$25100

FN JB



2017 083297

MICHAEL B. BROOKHUIS RECORDER

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 DEC 7 8 AM 10:12

