

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: David A. Ray and Heather J. Ray, individuals, 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:

LOT 190 IN THE PRESERVE - PHASE 3, AS PER PLAT THEREOF, RECORDED OCTOBER 25, 2018 IN PLAT BOOK 111, PAGE 89, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 13321 Redbud Circle, Saint John, IN 46373
Parcel No.: 45-11-31-453-011.000-035

Subject to:

- 1. Taxes for 2019 payable in 2020 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) being the Grantor(s) of the Grantor represent and certify that they are an authorized signer 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 15TH day of APRIL, 2019

IN WITNESS WHEREOF, the said The Preserve S.J., LLC, an Indiana limited liability Corporation has caused this deed to be executed by Jack A. Slager, its authorized signer.

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

BY: Jack A. Slager, Authorized signer

STATE OF INDIANA)
)
COUNTY OF LAKE) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack A. Slager, authorized signer 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 15TH day of APRIL, 2019

Official Seal of Paula M. Bartolomei, Notary Public - Indiana, My Comm. Expires Sept. 7, 2023

My Commission Expires: 9-7-23 County of Residence: LAKE

This document prepared by: Jack A. Slager
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: 10138 Privet Drive, St. John, IN 46373
Return to: David A. Ray and Heather J. Ray, 10138 Privet Drive, St. John, IN 46373

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

APR 22 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Community Title Company
File No. 1915936
23155

10817
\$ 25.00



2019 APR 22 10:23:04 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDER
MICHAEL B. BOYD
RECORDER