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2020-017326

2020 Mar 12

11:14 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

Property Number: 45-15-33-431-006.000-014

**Mail Future Tax Bills To:**

9871 W 145<sup>th</sup> Ave. ~~Crown Point~~ IN 46307  
Cedar Lake ~~IN~~

**Grantees Mailing Address**

9871 W 145<sup>th</sup> Ave. ~~Crown Point~~ IN 46307  
Cedar Lake ~~IN~~

**LIMITED LIABILITY COMPANY WARRANTY DEED**

This Indenture Witnesseth, Diamond Peak Homes 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: James A. Fleming and Jennifer L. Fleming, Husband and Wife**, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

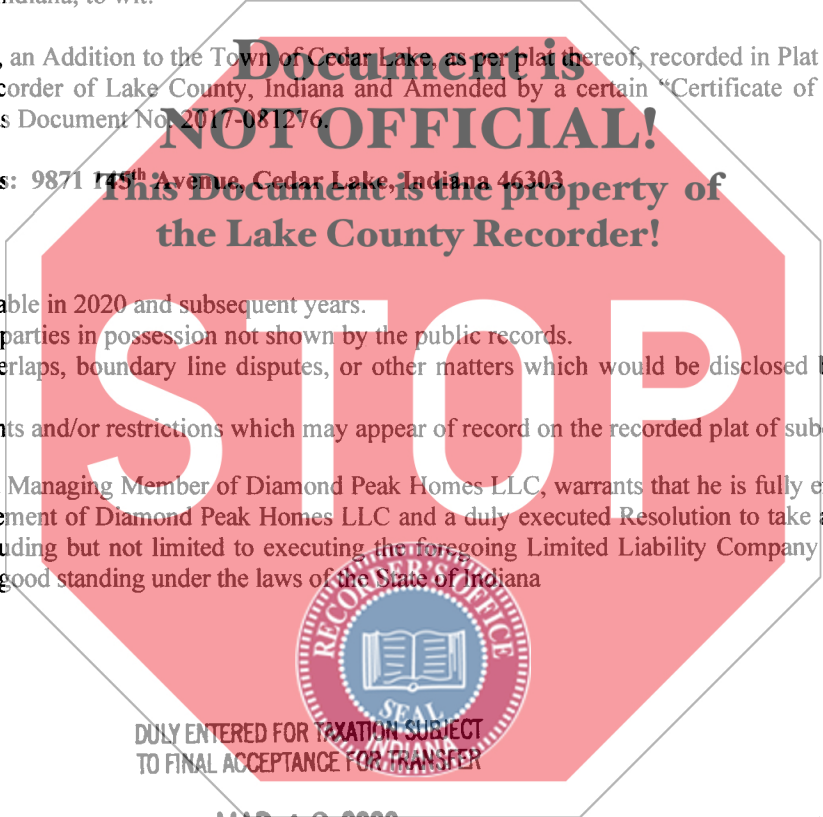
Lot 37 in Ledgestone, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 110 page 92, in the Office of the Recorder of Lake County, Indiana and Amended by a certain "Certificate of Correction" recorded November 30, 2017 as Document No. 2017-081276.

Commonly known as: 9871 145<sup>th</sup> Avenue, Cedar Lake, Indiana 46303

**Subject to:**

1. Taxes for 2019 payable in 2020 and subsequent years.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
4. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

T. Scott Crook, as a Managing Member of Diamond Peak Homes LLC, warrants that he is fully empowered under the terms of the Operating Agreement of Diamond Peak Homes LLC and a duly executed Resolution to take all actions required to convey this real estate, including but not limited to executing the foregoing Limited Liability Company Warranty Deed, and that the LLC is valid and in good standing under the laws of the State of Indiana



051282

MAR 12 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20-2795

**Heartland  
Title Services, Inc.**

101 E. 90th Drive Suite C  
Merrillville, IN 46410

25-AM

#2918

IN WITNESS WHEREOF, the said Diamond Peak Homes LLC has caused this Deed to be signed, this 5<sup>th</sup> day of March, 2020.

Diamond Peak Homes LLC  
By: T. Scott Crook, Managing Member

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public, in and for said County and State, this 5<sup>th</sup> day of March, 2020, personally appeared T. Scott Crook, Managing Member of Diamond Peak Homes LLC, who acknowledged the execution of the foregoing instrument as his free and voluntary act.

Given under my hand and notarial seal

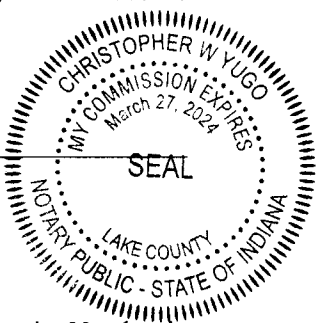
My Commission Expires: 3/27/24  
County of Residence: Lake

I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

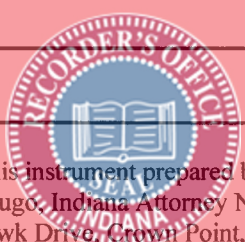
After recording, return to: \_\_\_\_\_

Document is NOT OFFICIAL!  
This Document is the property of the Lake County Recorder!

Christopher W. Yugo, Notary Public  
Notary License No. NP0681709



Christopher W. Yugo, Esq. \_\_\_\_\_



This instrument prepared by  
Christopher W. Yugo, Indiana Attorney Number 17624-45  
1313 White Hawk Drive, Crown Point, Indiana 46307