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LIMITED WARRANTY DEED

THIS INDENTURE made this 24th day of July, 2020 by and between HAMMS LAKE DEVELOPMENT, INC. (hereinafter referred to as 'Grantor') and Donald and Colleen Schroeder (hereinafter referred as 'Grantee') (the words "Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH: The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that certain land situated in Lake County, State of Indiana, to wit:

Lot Numbered Forty (40), in Castle Rock Phase Two, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 111 page 88, in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-11-30-185-009.000-035
Property Address: 14243 88th Place St. John, IN 46373

Grantee Tax Mailing Address: 18314 Oakley Ave. Lansing IL 60438

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to said described Property unto the said Grantee against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. Tax Bills and recorded deed should be sent to Grantee at such address unless otherwise indicated below.

Mail Grantee deed and tax bills to: 18314 Oakley Ave. Lansing IL 60438

IN WITNESS WHEREOF, Grantor has executed this deed this 24th day of July, 2020

Grantors Signature: [Handwritten Signature]
Printed: Andrew James
Grantors Signature: [Handwritten Signature]
Printed: Donald Schroeder

STATE OF INDIANA)
COUNTY OF LA PORTE) SS:

Before me, a Notary Public for said County and State, personally appeared Andrew G. James, who acknowledged the execution of the forgoing deed for and on behalf of the Grantor, and who having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 12th day of August, 2020

My commission expires: August 17, 2025

[Handwritten Signature]
Notary Public



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
County of Residence: Lake

Jeffrey A. Manjarrez
Printed Name of Notary Public

AUG 21 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR

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

2020-054733

2020 Aug 21 9:03 AM

