

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: Eric R. Himmel and Jasmin A. Himmel, husband and wife, 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 H2 IN THE PRESERVE - PHASE 3A, AS PER PLAT THEREOF RECORDED 9/10/19 IN PLAT BOOK 112 PAGE 68, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. Property Address: 13490 101st Avenue, Saint John, IN 46373 Parcel No.: 45-11-31-400-009.000-035

Subject to:

- 1. Taxes for 2021 payable in 2022 and subsequent years.
2. Covenants, conditions and restrictions of record.
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 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 26TH day of JANUARY, 2021

IN WITNESS WHEREOF, the said The Preserve S.J., LLC, an Indiana Limited Liability Company 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:

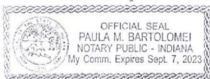
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 08 2021

JOHN E. PETALAS LAKE COUNTY AUDITOR

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 26TH day of JANUARY, 2021.



Paula M. Bartolomei, Notary Public
County of Residence: Lake

My Commission Expires: 9/7/2023

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: 9944 Hedwig Drive, St. John, IN 46373
Return to: Eric R. and Jasmin A. Himmel, 9944 Hedwig Drive, St. John, IN 46373

2021-012932

2021 Feb 9

9:14 AM

GINA PIMENTEL RECORDER
STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

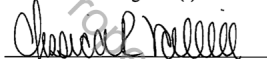
Handwritten initials: JS, CC, KTK

COMMUNITY TITLE COMPANY FILE NO. 2030697

Handwritten number: CK15090

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:


Witness Signature

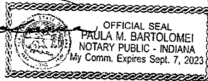
Jessica R. Valerio
Witness Name (printed)

PROOF:

STATE OF INDIANA
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on JANUARY 30, 2021, personally appeared the above-named witness to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows **Jack A. Slager, authorized signer**, to be the individual(s) described in and who executed the foregoing instrument; that said witness was present and saw said **Jack A. Slager, authorized signer**, execute the same; and that said witness at the time subscribed his/her name as witness thereto.


NOTARY PUBLIC



Paula M. Bartolomei
Notary Public for the State of Indiana

My Commission Expires: 9/7/2023
Commission No. 672642