Total Fees: 25.00 By: DN Pg #: 1

FILED FOR RECORD GINA PIMENTEL RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

> Apr 07 2021 cR JOHN E. PETALAS LAKE COUNTY AUDITOR

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: JTSS, Inc., and Indiana corporation of Lake County in the State of Indiana for and in consideration of Ton 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 177 IN THE PRESERVE - PHASE 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 89, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. Property Address: 13312 Redbud Drive, St. John, IN 46373 Parcel No.: 45-11-31-452-009.000-035

Subject to:

- 1. Jave for 2021 payable in 2022 and subsequent years.
 2. Covenants, conditions and restrictions of record.
 3. Assassants levied by The Preserve of St. John Homeowners Association, Inc.
- 4. Rights Rights or records. claims of parties in possession not shown by the public
- records.

 5. Encroachments, overlaps, boundary line disputes, or other matters which would be discussed by an accurate survey of the premises.

 6. Covenants, cascinents and/or restrictions which may appear of record on the recorded plat of subdivision. overlaps, boundary line disputes, or other matters which

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 virtuo of this deed.

Dated this __ 29TH day of MARCH _, 2021

J., LLC, an Indiana Limited IN WITNESS WHEROF, the said The Preserve Liability Company has caused this deed to be executed by Jack A. Slager, its authorized signer.

J., LLC, an Indiana Fimited Liability Company

STATE OF INDIANA COUNTY OF LAKE

Refore me, the undersigned, a Notary Public in and for said County and State, personally appeared the Within named Jack A. Slager, arthorized signer of said Limited Liability Company and acknowledged the execution 63 the foregoing Deed for and on behalf of said Grantor and by its authorized WINESS my hand and Notarial seal this 277M day of 1.2021.

----OFFICIAL SEAL PAULA M. BARTOLOMEI NOTARY PUBLIC - INDIANA My Comm. Expires Sept. 7, 2023

M. Bartolomei, r Lauda colomei Notary County of Residence: Lake

My Commission

This document prepared by: Jack A. Slager I affilm, under the penaltics for perjury, that I have taken reasonable care to redact early that Security number in this document, unless required by

Jack A. Slager FIDELITY NATIONAL TITLE

FNW2100840

100840
Grantees Address and Tax Bill mailing address: 9447 Villagio Way, St. John, IN 46373 Return to: JTSS, Inc., 9447 Villagio Way, St. John, IN 46373