

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 20 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2021-543622
12/20/2021 02:05 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Property Number: 45-15-04-200-013.000-013

Mail Future Tax Bills To:

8700 Wicker Ave.
ST. JOHN IN 46373

Grantees Mailing Address

8900 Wicker Ave.
ST. JOHN IN 46373

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: PARRISH103 LLC, 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:

Per Legal Description Attached Hereto, Made a Part Hereof and Labeled Exhibit "A"

Commonly known as: 10179 Parrish Avenue, St. John, Indiana 46373

Subject to:

1. Taxes for 2021 payable in 2022 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

11013585

Greater Indiana Title Company

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IN WITNESS WHEREOF, the said **Diamond Peak Homes LLC** has caused this Deed to be signed, this 9th day of November, 2021.

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 9th day of November, 2021, 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


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



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.

Christopher W. Yugo, Esq. _____

After recording, return to: 8000 Wicker Ave
St. John IN 46373

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

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EXHIBIT "A"

A PARCEL OF LAND LYING IN NORTHEAST AND SOUTHEAST QUARTERS BOTH OF THE NORTHEAST QUARTER IN SECTION 4, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, SAID PARCEL BEING PART OF PARCEL 2 AND ALL OF PARCEL 3 AS SHOWN ON A PLAT OF SURVEY BY PLUMB, TUCKETT AND ASSOCIATES INC., JOB NUMBER S06585, DATED JUNE 27, 2006 AND RECORDED IN SURVEY BOOK 15, PAGE 19 AS DOCUMENT NUMBER 2006 056450 ON JUNE 29, 2006, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 00 DEGREES 12 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS IS ASSUMED), 603.00 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER-QUARTER TO THE NORTHEAST CORNER OF SAID PARCEL 2 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 12 MINUTES 07 SECONDS WEST, 609.65 FEET ALONG LAST SAID EAST LINE TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER-QUARTER; THENCE SOUTH 00 DEGREES 12 MINUTES 07 SECONDS WEST, 598.54 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER-QUARTER TO THE NORTHEAST CORNER OF LAND DESCRIBED TO PARRISH231 LLC IN DOCUMENT NUMBER 2017 000906 RECORDED ON JANUARY 5, 2017 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 21 MINUTES 28 SECONDS WEST, 1331.96 FEET ALONG THE NORTHERLY LINE OF SAID PARRISH231 LLC LAND TO THE WEST LINE OF SAID SOUTHEAST QUARTER-QUARTER, ALSO BEING AN EASTERLY LINE OF SAID PARRISH231 LLC LAND; THENCE NORTH 00 DEGREES 16 MINUTES 09 SECONDS EAST, 598.45 FEET ALONG SAID WEST QUARTER-QUARTER LINE AND SAID EASTERLY PARRISH231 LLC LINE TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER-QUARTER; THENCE NORTH 00 DEGREES 16 MINUTES 09 SECONDS EAST, 1213.39 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER-QUARTER TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE SOUTH 89 DEGREES 19 MINUTES 44 SECONDS EAST, 219.85 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER-QUARTER TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 00 DEGREES 12 MINUTES 21 SECONDS WEST, 553.00 FEET ALONG THE EAST LINE OF SAID PARCEL 3 TO A NORTHERLY LINE OF SAID PARCEL 2; THENCE SOUTH 89 DEGREES 19 MINUTES 44 SECONDS EAST, 717.00 FEET ALONG SAID NORTHERLY LINE OF PARCEL 2 TO THE SOUTHEAST CORNER OF LAND DESCRIBED TO PEOPLES BANK TRUST 10157 AS PARCEL ONE IN DOCUMENT NUMBER 2000 023160, RECORDED ON APRIL 4, 2000 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 12 MINUTES 21 SECONDS WEST, 50.00 FEET ALONG AN EASTERLY LINE OF SAID PARCEL 2; THENCE SOUTH 89 DEGREES 19 MINUTES 44 SECONDS EAST, 393.04 FEET ALONG A NORTHERLY LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING, CONTAINING 40.80 ACRES MORE OR LESS. (PLAT)

AFFECTS: 45-15-04-200-013.000-013

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Tax Number: 45-15-04-200-013.000-013

Property of Lake County Recorder