

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
2023-001780  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
3:51 PM 2023 Jan 17

GINA PIMENTEL  
RECORDER  
2023-004267  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2:54 PM 2023 Jan 27

## LIMITED LIABILITY COMPANY WARRANTY DEED

TAX I.D. NO. 45-15-03-205-005,000-015

THIS INDENTURE WITNESSETH that PRICE POINT BUILDERS, LLC (Grantor), a Indiana Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to JOHN R. HARKEMA AND MICHELLE D. CURRY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (Grantee) of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

LOT 690 IN THE GATES OF ST. JOHN, UNITS 11A AND 12A, IN THE ADDITION TO THE TOWN OF ST. JOHN AS PER PLAT THEREOF RECORDED IN PLAT BOOK 110, PAGE 52, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 8402 W 101<sup>ST</sup> PLACE, SAINT JOHN, IN 46373

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9 day of January, 2023, and the same is hereby ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

PRICE POINT BUILDERS, LLC  
By: Jack B. Stauffer  
JACK B. STAUFFER, MEMBER

STATE OF IN  
COUNTY OF Lake SS:

JAN 27 2023

Before me, a Notary Public in and for said County and State, personally appeared PRICE POINT BUILDERS, LLC, JACK B. STAUFFER, MEMBER and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and the County Auditor duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 9 day of January, 2023.  
Commission number 648325  
My commission expires: 3/27/2025  
Resident of Lake County  
Signature Elizabeth Kivie  
Printed Elizabeth Kivie, Notary Public

This instrument prepared by NATHAN D. VIS, Attorney at Law, ID No. 29535-45  
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303



No legal opinion given to Grantor(s) or Grantee(s) in preparation of this deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEES  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 8402 W 101ST PLACE, SAINT JOHN, IN 46373  
SEND TAX BILLS TO: GRANTEES

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.

Signature of Preparer Elizabeth Kivie  
Printed Name of Preparer Elizabeth Kivie

CK # 15527 25-  
COMMUNITY TITLE COMPANY  
FILE NO. 2225126 1# 25-  
CK # 15536  
K/R

\*Re-recording to correct legal

ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
JAN 17 2023  
PEGGY HOANG KATONA  
LAKE COUNTY JUDITOR