NOT AN OFFICIAL DOCUMENT

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: CWS Holdings, 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: Brett DeMateo and Ashley Hahn, joint tenants in Lake County in the State of Indiana, 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 48 IN GREYSTONE OF ST. JOHN - UNIT 1 BLOCK 3, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGE 57 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 10501 Talus Drive, Dyer, IN 46311 Parcel No.: 45-15-06-303-001.000-015

Subject to:

- 1. Taxes for 2023 payable in 2024 and subsequent years.
- Covenants, conditions and restrictions of record. 3. Assessments levied by Greystone Master Association, Inc.
- 4. Rights or claims of parties in possession not shown by the public records. 5. Encroschments, 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 and 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 eath that no gross income tax is due by virtue of this deed.

day of March 2023 Dated this

IN WITNESS WHEROF, the said CWS Holdings, LLC, an Indiana limited liability company has caused this deed to be executed by Jack Slager, its Authorized Signer

an Indiana Limited Liability Company CWS Holdings

Authorized Signer

DULY ENTERED FOR TAXATION SUBJECT. FINAL ACCEPTANCE FOR TRANSFER

MAR 24 2023

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack Slager, Authorized Signer of said Limited Liability Company and acknowledged the execution of the its authorit foregoing Deed for and on behalf of said Grantor and by

2023. WITNESS my hand and Notarial seal this

JENNIFER L. FAULKNER Notary Public, State of Indiana Leke County Commission Number NP0740357 My Commission Expires April 07, 2030 SEAL O

County of Residence: Lake My Commission Expires: 4/7/2030

This document prepared by: Kevin V. Hunt 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. S: Kevin V. Hunt

Grantees Address and Tax Bill mailing address: 10407 Redrock Pl, Dyer, IN 46311 Return to: Brett DeMateo and Ashley Hahn, 10407 Redrock Pl, Dyer, IN 46311

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

STATE OF INDIANA

COUNTY OF LAKE

2023-009185

12:41 PM 2023 Mar 24

RM

