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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Apr 26 2023 GM

> PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

2023-512293 04/26/2023 03:13 PM TOTAL FEES: 25.00 BY: JAS PG #: 1

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

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 Country, in the State of Indiana.

CONVEY AND WARRANT TO: John Lu and Hongmei Liang, joint tenants of 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 to wit: Indiana,

Lot 434 in Preserve West - Unit 1, an Addition to the Town of St. John, Indiana, as per plat thereof, recorded in Plat Book 115, page 69, in the Office of the Recorder of Lake County, Indiana.

Property Address: 9845 Switch Grass Lane, St. John, IN 46373 Parcel No.: 15-11-31-382-002.000.035

Subject to:

- ject to:

 1. Taxes 60x 2023 payable in 2024 and subsequent years.

 2. Covenants, conditions and restrictions of record.

 3. Assessmente levied by The Preserve of St. John Homeowners Association,
- 4. Rights or claims of parties in possession not shown by the public records.
- 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 ine 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 7 day of April 2023.

IN WITNESS WHEROF, the said Preserve, S.J., LLC, an Indiana limited liability company has caused this doed to be executed by Jack Slager, its Authorized Signar

J., LLC, an Indiana Limited Liability Company Preserve. Jack Slager, Authorized Signer STATE OF INDIANA SS: COUNTY OF LAKE

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 foregoing Deed for and on behalf of said Grantor and by its authority.

day of April WITNESS my hand and Notarial seal this

JENNIFER L. FAULKNER
Notery Public, State of Indiana
Lake County
Commission Number NP0740357
My Commission Expires
April 07, 2030

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Faul kner

2023.

Notary Public

Expires: County of Residence: Lake

This document prepared by: Kevin V. Hunt I affirm, under the penalties for perjury, that I have taken reasonable ca-to redact each Social Security number in this document, unless required by that I have taken reasonable care law. S: Kevin V. Hunt

Grantees Address and Tax Bill mailing address: 1594 Ballyganner Dr., Avon, IN 46123 Return to: John Lu and Hongmei Liang, 1594 Ballyganner Dr., Avon, IN 46123

FIDELITY NATIONAL TITLE/FNW2300735