

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
 RECORDER  
 STATE OF INDIANA  
 LAKE COUNTY  
 RECORDED AS PRESENTED

**2023-012886**  
 9:53 AM 2023 May 16

Mail tax bills to: Emerald Crossing Property Owners Association, Inc., 3408 Enterprise Ave., Valparaiso, IN 46383

### DEED

THIS INDENTURE WITNESSETH, **EMERALD CROSSING DEVELOPMENT LLC**, an Indiana limited liability company ("Grantor"), whose address is 8051 Wicker Avenue, Suite A, St. John, Indiana 46373, conveys and grants all right, title and interest to **EMERALD CROSSING PROPERTY OWNERS ASSOCIATION, INC.**, an Indiana non-profit corporation ("Grantee"), whose address is 3408 Enterprise Avenue, Valparaiso, Indiana 46383 for and in consideration of One (\$1.00) Dollar and other valuable consideration, the real estate located in Lake County, Indiana, and more particularly described as follows:

OUTLOT E IN EMERALD CROSSING, UNIT 6, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2018, AS DOCUMENT NO. 2018 048442, BOOK 111, PAGE 66, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

OUTLOT E: 45-14-01-255-003.000-013

Subject to:

1. Real estate taxes, together with delinquency and penalty, if any, and all other assessments whatsoever, which are due and payable.
2. All easements, conditions, covenants, agreements and restrictions of record, including but not limited to the Declaration of Covenants, Conditions and Restrictions recorded against the Outlot as Document No. 2008 060198 in the Lake County, Indiana Recorder's Office, and any amendments thereto.
3. Zoning and building laws.
4. Further, the conveyance is subject to all of the rights of Grantor under the Declaration recorded against the Outlot as Document No. 2008 060198 in the Lake County, Indiana Recorder's Office, and any amendments thereto.

In Witness Whereof the Grantor executes this Deed on this 12<sup>th</sup> day of May, 2023.

GRANTOR

EMERALD CROSSING DEVELOPMENT LLC  
 an Indiana limited liability company

By: *[Signature]*

Name: TERESA M. OUTLER  
 Title: DUES

DULY ENTERED FOR TAXATION SUBJECT  
 FINAL ACCEPTANCE FOR TRANSFER

MAY 16 2023

PEGGY HOLINGA KATONA  
 LAKE COUNTY AUDITOR



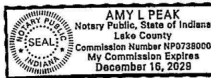
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# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )

COUNTY OF LAKE )

)SS:



Before, the undersigned, a Notary Public and in for said County and State, this 12<sup>th</sup> day of May, 2023, personally appeared Todd M. O'Hare as President of Emerald Crossing Development LLC, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 12/16/2028  
Resident of Lake County

A L P  
Notary Public

#### AFFIRMATION

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. *Greg A. Bouwer*

This Instrument Prepared by and after Recording Return to:  
Greg A. Bouwer, Esq. (#16368-53), Koransky, Bouwer & Poracky, PC  
425 Joliet Street, Suite 425, Dyer, IN 46311