

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 15 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-514579  
05/16/2023 09:49 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**Property Number: 45-16-20-227-005.000-042**

**Mail Future Tax Bills To:**

Diamond Peak Homes LLC  
1313 White Hawk Drive  
Crown Point, Indiana 46307

**Grantees Mailing Address**

Diamond Peak Homes LLC  
1313 White Hawk Drive  
Crown Point, Indiana 46307

## LIMITED LIABILITY COMPANY WARRANTY DEED

**This Indenture Witnesseth, Diamond Peak Group 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: 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, 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:**

LOT 14 IN SAWGRASS - UNIT 2, AS PER PLAT THEREOF, RECORDED MARCH 11, 2022 AS INSTRUMENT NO. 2022-009149 IN PLAT BOOK 115, PAGE 52 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

**Commonly known as: 332-334-336-338 Sawgrass Drive, Crown Point, Indiana 46307**

**Subject to:**

1. Taxes for 2023 payable in 2024 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 Group LLC, warrants that he is fully empowered under the terms of the Operating Agreement of Diamond Peak Group 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

**PROPER TITLE, LLC**

INPR3-98069

1 of 2

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IN WITNESS WHEREOF, the said **Diamond Peak Group LLC** has caused this Deed to be signed, this 9<sup>th</sup> day of May, 2023.

Diamond Peak Group LLC

By: 

T. Scott Crook, Managing Member

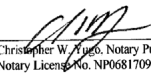
STATE OF INDIANA )

) SS:

COUNTY OF LAKE )

Before me, a Notary Public, in and for said County and State, this 9<sup>th</sup> day of May, 2023, personally appeared **T. Scott Crook**, Managing Member of **Diamond Peak Group LLC**, who acknowledged the execution of the foregoing instrument as his free and voluntary act.

Given under my hand and notarial seal.

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

My Commission Expires: 3/27/24

County of Residence: Lake



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:

Diamond Peak Homes LLC  
1313 WHITE HAWK DRIVE  
CROWN POINT, INDIANA 46307

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

LOT 14 IN SAWGRASS - UNIT 2, AS PER PLAT THEREOF, RECORDED MARCH 11, 2022 AS INSTRUMENT NO. 2022-009149 IN PLAT BOOK 115, PAGE 52 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder