

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 16 2023 GM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-514646  
05/16/2023 12:33 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Property Number: 45-17-08-460-017.000-047

Mail Future Tax Bills To:

11549 Park St.  
Crown Point, IN 46307

Grantees Mailing Address

11549 Park St.  
Crown Point, IN 46307

## LIMITED LIABILITY COMPANY WARRANTY DEED

This Indenture Witnesseth, 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.

CONVEY AND WARRANT TO: Ryan De Boer and Veronica Wise, as Joint Tenants with Rights of Survivorship, 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 77 IN LATITUDE - PHASE 4, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF WINFIELD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 115, PAGE 76 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 11549 Park Street, 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 Homes LLC, warrants that he is fully empowered under the terms of the Operating Agreement of Diamond Peak Homes 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

GINA PIMENTEL

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IN WITNESS WHEREOF, the said Diamond Peak Homes LLC has caused this Deed to be signed, this 1<sup>st</sup> day of May, 2023:

Diamond Peak Homes LLC

By: [Signature]  
T. Scott Crook, Managing Member

STATE OF INDIANA )

COUNTY OF LAKE )

SS:

Before me, a Notary Public, in and for said County and State, this 1<sup>st</sup> day of May, 2023, personally appeared T. Scott Crook, Managing Member of Diamond Peak Homes LLC, who acknowledged the execution of the foregoing instrument as his free and voluntary act.

Given under my hand and notarial seal.

My Commission Expires: 3/27/24  
County of Residence: Lake

[Signature]  
Christopher W. Yugo, Notary Public  
Notary License No. NP0681709



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.

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After recording, return to: 11549 Park St.  
Crown Point, IN 46307

Property of Lake County Recorder

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 77 IN LATITUDE - PHASE 4, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF WINFIELD, AS PER  
PLAT THEREOF, RECORDED IN PLAT BOOK 115, PAGE 76 IN THE OFFICE OF THE RECORDER OF LAKE  
COUNTY, INDIANA.

Property of Lake County Recorder