FFICIAL DOCUMEN

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 07 2023 GM

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

2023-517531 06/07/2023 12:36 PM TOTAL FEES: 25.00 BY: JAS PG #: 1 RECORDED AS PRESENTED STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Beacon Pointe of Cedar Lake 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: MHI Beacon Pointe, LLC, an Indiana limited liability company 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 Indiana, to wit:

Lot 213, in Beacon Pointe East - Unit 3, Planned Unit Development, an Addition to the Town of Cedar Lake, Lake County, Indiana, as per Plat thereof recorded in Play Book 115, page 29, in the Office of the Recorder of Lake County, Indiana.

Property Address: 10457 Channel Ave, Cedar Lake, IN 46303 Parcel No.: 45-15-27-384-009.000-014

Subject to:

- Taxes f
- Ject to: 1. Taxes for 2023 payable in 2024 and subsequent years. 2. Covenaits, conditions and restrictions of record. 3. Assessments levied by Beacon Pointe East of Cedar Lake Homeowners
- Association, Inc.
 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) The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are an authorized signer to the Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Hisbility Company to execute and deliver this deed.

Grantor hereby certifies under costs that no gross income tax is due by virtue

of this deed.

Dated this 2 day of June 2023

IN WITNESS WHEREOF, the said Beacon Points of Cedar Lake LLC, an Indiana limited liability company has caused this deed to be executed by Jack Slager, its Authorized Signer

Beacon Pointe of Cedar Lake LLC, an Indiana Limited Liability Company

ager, Authorized Signer STATE # TNDTANA

COUNTY OF LAKE

88.

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack Slager, authorized Signer, Beacon Pointe of Cedar Lake LLC and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this $\overline{\mathcal{A}}$ June day of 2023.

JENNIFER L. FAULKNER
Notary Public, State of Indiana
Lake County

Commission Number NP0740357
My Commission Expires
Aprilo7, 2030

Public

My Commission Expires: 4/7/2030

County of Residence: Lake

This document prepared by: Kevin V. Hunt, Atty No 36544-45, 8900 Wicker Ave., St. John, IN 46373 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: 2900 Ramblewood Dr. Ste A, Highland, IN Return to: MHI Beacon Pointe, LLC, 2900 Ramblewood Dr. Ste A, Highland, IN 46322

FIDELITY NATIONAL TITLE FNW2301194

Fidelity - Highland

HAM230 1194