

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 19 2023 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-522971
07/19/2023 11:55 AM
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: CWS Holdings, 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: Greystone Ranch Homes, 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 219 Greystone of St. John - Unit 3 Block 1, as per plat thereof, recorded in Plat Book 114, page 72, in the Office of the Recorder of Lake County, Indiana.

Property Address: 10589 Black Opal Lane, Dyer, IN 46311
Parcel No. 45-14-01-429-006.000-015

Subject to:

1. Taxes for 2023 payable in 2024 and subsequent years.
2. Covenants, conditions and restrictions of record.
3. Assessments levied by Greystone Master Association, Inc.
4. Rights or claims of parties in possession not shown by the public 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 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 14 day of July, 2023

IN WITNESS WHEREOF, the said CWS Holdings, LLC, an Indiana limited liability company has caused this deed to be executed by Dean E. Schilling, its Managing Member

CWS Holdings, LLC, an Indiana Limited Liability Company

BY: Dean E. Schilling, Managing Member

STATE OF INDIANA)
COUNTY OF LAKE) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Dean E. Schilling, Managing Member of CWS Holdings, 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 14 day of July, 2023.



Jennifer L. Faulkner
Jennifer L Faulkner, Notary 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
I affirm, under the 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 46322
Return to: Greystone Ranch Homes, LLC, 2900 Ramblewood Dr. Ste. A, Highland, IN 46322

FIDELITY NATIONAL TITLE
FNW2301523

Fidelity - Highland
FNW2301523