OFFICIAL DOCUMEN

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2023 RDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

2023-523264 07/21/2023 09:52 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: Preserve, S.J., 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.

*Homes LLC DN

CONVEY AND WARRANT TO: Diamond Peak* 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 480 in Preserve West - Unit 1, as per plat thereof, recorded in Plat Book 115, page 69, in the Office of the Recorder of Lake County, Indiana.

Property Address: 9834 Switch Grass Lane, St. John, IN 46373 Parcel No.: 45-11-31-379-001.000-035

Subject to:

- Taxes for 2023 payable in 2024 and subsequent years.

 - 2. Covenants, conditions and restrictions of record.
 3. Assessments levied by The Preserve of St. John Homeowners Association, Inc.
 - 4. Rights or claims of parties in possession not shown by the public records

 - records.

 5. Encroachments, everlaps, 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.

2023. 1 day of April

IN WITNESS WHEREOF, the said Preserve, S.J., LLC, an Indiana limited liability company has caused this deed to be executed by Jack Slager, its

Authorized Signer S.J. LLC, an Indiana Limited Liability Company Sager, Authorized Signer

STATE OF INDIANA COUNTY OF LAKE

55.

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack Slager, Authorized Signer of said Limited Liability Company and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

day of April 2023. WITNESS my hand and Notarial seal this

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

SEAL C

My Commission Number NP0740357
My Commission Expires
April 07, 2030

Jegnifer ulkner Notary Public

My Commission Expires: 4/7/2030

County of Residence: Lake

document prepared by: Kevin V. Hunt 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: 1313 White Hawk Drive, Crown Point, IN 4-Homes LLC dn Return to: Diamond Peak, 1313 White Hawk Drive, Crown Point, IN 46307

FIDELITY NATIONAL TITLE/FNW2300664