

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2023-028694

9:36 AM 2023 Oct 17

Mail Tax Bills to:

Wengen Group, LLC
12636 High Bluff Dr., Suite 400
San Diego, CA 92130

Tax Parcel ID Number

45-15-02-179-008.000-059

WARRANTY DEED

THIS INDENTURE WITNESSETH, That ADAM PAVLICEK (Grantor), Convey(s) and Warrant(s) to WENGEN GROUP, LLC, a California Limited Liability Company (Grantee), for and in consideration of the sum of ten dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, a certain parcel of Real Estate situated in the County of Lake, State of Indiana, and being more particularly described as follows:

LOT 2682, IN THE SECONDARY PLAT OF THE GATES OF ST. JOHN UNIT 26B BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4TH, 2021, IN PLAT BOOK 115, PAGE 03, AS DOCUMENT 2021-065946, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly Known as: 10359 MORSE PLACE, ST. JOHN, IN 46373
Tax Parcel ID: 45-15-02-179-008.000-059

Subject to any and all easements, agreements and restrictions of record.

Grantor has hereby specifically acknowledged and agreed that the Real Estate conveyed herein is conveyed in fee simple subject to all recored liens, easements and encumbrances of record and subject to all real estate taxes.

IN WITNESS WHEREOF, Grantor has executed this deed this 7th day of October, 2023.

Adam Pavlicek

Adam Pavlicek

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 17 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



25.
A-1433
[Signature]

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STATE OF INDIANA)
) SS:
COUNTY OF PORTER)

I, Adam M. Sworden, a Notary Public in and for said County and State, do hereby certify that Adam Pavlicek, personally known to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal on this 7th day of October, 2023.

Adam M. Sworden

Adam M. Sworden
Resident of Porter County
My Commission Expires: 8/21/2024
Commission No: NP0689679



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 and this document was prepared by Adam M. Sworden, Sworden Law, P.C., 450 Vale Park Road, Suite E, Valparaiso, IN, 46385.