

2

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2023-028835

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

1:18 PM 2023 Oct 18

Mail tax bills to 1st American Management Co., Inc., 3408 Enterprise Avenue, Valparaiso, IN 46383
THIS CONVEYANCE IS FOR NO CONSIDERATION

DEED

THIS INDENTURE WITNESSETH, HANOVER DEVELOPMENT LLC, an Indiana limited liability company ("Grantor"), whose address is 8051 Wicker Avenue, Suite A, St. John, Indiana 46373, conveys and grants all right, title and interest to BIRCHWOOD FARMS COMMUNITY ASSOCIATION, INC., an Indiana non-profit corporation ("Grantee"), whose address is 3408 Enterprise Avenue, Valparaiso, IN 46383 for and in consideration of One (\$1.00) Dollar and other valuable consideration, the real estate located in Lake County, Indiana, and more particularly described as follows:

OUTLOT A IN BIRCHWOOD FARMS SUBDIVISION, PHASE 5, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 2023, AS DOCUMENT NO. 2023 024477, BOOK 117, PAGE 42, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

OUTLOT A: 45-15-17-483-012.000-014

Subject to:

1. Real estate taxes, together with delinquency and penalty, if any, and all other assessments whatsoever, which are due and payable.
2. All easements, conditions, covenants, agreements and restrictions of record, including but not limited to the Declaration of Covenants, Conditions and Restrictions recorded against the Outlot as Document No. 2020-049413 in the Lake County, Indiana Recorder's Office, and any amendments thereto.
3. Zoning and building laws.
4. Further, the conveyance is subject to all of the rights of Grantor under the Declaration recorded against the Outlot as Document No. 2020-049413 in the Lake County, Indiana Recorder's Office, and any amendments thereto.

In Witness Whereof the Grantor executes this Deed on this 14th day of October, 2023.

GRANTOR

HANOVER DEVELOPMENT LLC
an Indiana limited liability company.

By:

Name: [Signature]
Title: SECRETARY

Title: V.P. & TREASURER



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

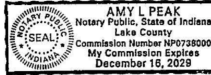
OCT 18 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25
59906
KD

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)



Before, the undersigned, a Notary Public and in for said County and State, this 6th day of October, 2023, personally appeared Scott Oltorf as V.P. + Treasurer of Hanover Development LLC, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

A L P

Notary Public

My Commission Expires: 12/18/2028
Resident of Lake County

AFFIRMATION

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. *Greg A. Bouwer*

This Instrument Prepared by and after Recording Return to:
Greg A. Bouwer, Esq. (#16368-53), Koransky, Bouwer & Poracky, PC
425 Joliet Street, Suite 425, Dyer, IN 46311