

NOT AN OFFICIAL DOCUMENT

2024-00468
01/26/2024 01:57 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Property Number: 45-15-28-428-006.000-014

Mail Future Tax Bills To:

9825 Beacon Pointe Ln.
Cedar Lake, IN 46303

Grantees Mailing Address

9825 Beacon Pointe Ln.
Cedar Lake, IN 46303

LIMITED LIABILITY COMPANY WARRANTY DEED

This Indenture Witnesseth, **Diamond Peak Homes 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: Gerald Bernard Peters, II and Amy L. Fedezko-Peters, Husband and Wife, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

LOT 7 IN BEACON POINTE, UNIT 5, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 114, PAGE 32
IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 9825 Beacon Pointe Lane, Cedar Lake, Indiana 46303

Subject to:

1. Taxes for 2023 payable in 2024 and subsequent years.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
4. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

Michael Herbers, as a Land Development Manager for Diamond Peak Homes LLC, warrants that he is fully empowered under the terms of the Operating Agreement of Diamond Peak Homes LLC and a duly executed Resolution to take all actions required to convey this real estate, including but not limited to executing the foregoing Limited Liability Company Warranty Deed, and that the LLC is valid and in good standing under the laws of the State of Indiana

PROPER TITLE, LLC

JAN 23 - 97130W

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IN WITNESS WHEREOF, the said Diamond Peak Homes LLC has caused this Deed to be signed, this 17th day of January, 2024.

Diamond Peak Homes LLC

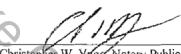
By: 
Michael Herbers, Land Development Manager

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, this 17th day of January, 2024, personally appeared Michael Herbers, Land Development Manager for Diamond Peak Homes LLC, who acknowledged the execution of the foregoing instrument as his free and voluntary act.

Given under my hand and notarial seal.

My Commission Expires: 3/27/24
County of Residence: Lake


Christopher W. Yugo, Notary Public
Notary License No. NP0681709



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.

Christopher W. Yugo, Esq.

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After recording, return to: 9825 Beacon Pointe Ln.
Cedar Lake, IN 46303

Property of Lake County Recorder

This instrument prepared by
Christopher W. Yugo, Indiana Attorney Number 17624-45
1313 White Hawk Drive, Crown Point, Indiana 46307