2024-505381 02/22/024 11:38 A TOTAL REES 25.00 OFFICIAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 22 2024 I M

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

BY: JAS PG #: 1 RECORDER RECORDED AS PRESENTED

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: Schilling Construction, Inc., 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 297, in 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: 14710 North Quartz Lane, St. John, IN 46373 Parcel No.: 45-14-01-432-001.000-015

Subject to:

- nject to:
 1. Taxès for 2024 payable in 2025 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 Encountering the overlaps, boundary line disputes, or other matters which would be displosed by an accurate survey of the premises.

 6. Covenants, essements 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 <u>AO</u> day of <u>F. Drugry</u> 2024

IN WITNESS WHEREOF, the said CWS Holdings, LLC, an Indiana limited liability company has caused this deed to be executed by Jack Slager, its Authorized Signer

CWS Holdings LLG, an Indiana Limited Liability Company

s: Authorized Signer

Jack STATE OF NDIANA

COUNTY OF LAKE

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

day of February 2024. WITNESS my hand and Notarial seal this 20

ss:

JENNIFER L. FAULKNER Notery Public. State of Indiana Lake County SEAL

kner. Notary Public

mmission Number NP0740357 My Commission Expires April 07, 2030 AND AND County of ommission Expi Residence: Lake

Jenn This document prepared by: Kevin V. Hunt, Atty NO 36544-45, 8900 Wicker Ave., St. John, IN 46373

St. John, IN 463/3 I affirm, under the pensities for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. <u>S: Revin V. Hunt</u>

Grantees Address and Tax Bill mailing address: 9700 Industrial Ave, St. John, I Return to: Schilling Construction, LLC, 9700 Industrial Ave, St. John, IN 46373 IN 46373

FIDELITY NATIONAL TITLE FNW2400297