NOT AN OFFICIAL DOCUMENT

2024-17516
04/30/2024 2:23 PM
TOTAL FEES: 25.00
BY: KD
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 30 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Beacon Pointe of Cedar Lake 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: MHI Beacon Pointe LLC, 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 64, in Beacon Pointe East Unit 4, Planned Unit Development, an Addition to the Town of Cedar Lake, Lake County, Indiana, as per plat thereof, recorded in Plat Book 116, page 12, in the Office of the Recorder of Lake County, Indiana.

Property Address: 9084 Fort Pl., Cedar Lake, IN 46303
Parcel No.: 45-15-27-381-019.000-014
Subject to:

1. Taxes for 2024 payable in 2025 and subsequent years.
2. Covenants, conditions and restrictions of record.
3. Assessments levied by Beacon Pointe East of Cedar Lake Homeowners Association, Inc.
4. Rights or claims of parties in possession not shown by the public records.
5. Encroachments, overlaps, 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.

Dated this 24 day of April, 2024

IN WITNESS WHEREOF, the said Beacon Pointe of Cedar Lake LLC, an Indiana limited liability company has caused this deed to be executed by Jack A. Slager, Authorized Signer, **Beacon Pointe of Cedar Lake LLC**, an Indiana Limited Liability Company

BY: _____
Jack A. Slager, Authorized Signer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jack A. Slager, Authorized Signer, of Beacon Point Pointe of Cedar Lake LLC and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 24 day of April, 2024.

JENNIFER L. FAULKNER
Notary Public, State of Indiana
Lake County
Commission Number NP0748357
My Commission Expires
April 07, 2030

Jennifer L. Faulkner, Notary Public
County of Residence: Lake
My Commission Expires: 4/7/2030

This 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: 2300 Ramblewood Dr. Ste. A, Highland, IN 46322
Return to: MHI Beacon Pointe LLC, 2300 Ramblewood Dr. Ste. A, Highland, IN 46322

Fidelity - Highland
FNW 2400618

FIDELITY NATIONAL TITLE
FNW2400618

Property of Lake County Recorder