PG #: 1 RECORDED AS PRESENTED

RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 26 2024 BDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

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.

CONVEX AND WARRANT TO: Groystone Ranch Homes 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 234, Greystone of St. John - Unit 3, Block 3, as per plat thereof, recorded in Plat Book 117, page 67, in the Office of the Recorder of Lake County, Indiana.

Property Address: 14741 Topaz Dr., St. John, IN 46373 Parcel No.: 45-14-01-434-007.000-015

- pject to:
 1. Taxes 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

 - resources.

 5. Encroachemetry overlaps, boundary line disputes, or other matters which would be displayed by an accurate survey of the premises.

 6. Covenante, 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 eath that no gross income tax is due by virtue of this deed.

Dated this 22 day of July 2024

IN WITNESS WHEREOF, the said CWS Holdings, LLC, an Indiana Limited Liability Company has caused this deed to be executed by Vack A. Slager, Authorized Signer of cMs Woldings, LLC, an Indiana Limited Liability Company

A. Slager, Authorized Signer

STATE OF INDIANA COUNTY OF LAKE

SS:

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 CWS Holdings, 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 22 day

JENNIFER L. FAULKNER
Notary Public. State of Indiana
Lake County
Commission Number NP0740367
My Commission Expires
April 07, 2030

Notary Public

2024

SEAL My Commission Expires: 4/7/2030

County of Residence: Lake

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, Suite A, Highland, IN Return to: MHI Greystone LLC, 2300 Ramblewood, Suite A, Highland, IN 46322

Fidelity-Highland

FMLS 240 1762