NOT AN OFFICIAL DOCUMENT

2024-52337
09/27/2024 9:44 AM
TOTAL FEES: 25.00
BY: MA
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

Sep 24 2024 EP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Preserve, S.J., 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: Modern Family Homes LLC, *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 435 IN PRESERVE WEST - UNIT 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 115 PAGE 69, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address:9855 Switchgrass Lane, St. John, IN 46373
Parcel No.: 45-11-31-382-003.000-035

Subject to:

1. Taxes for 2024 payable in 2025 and subsequent years.
2. Covenants, conditions and restrictions of record.
3. Assessments levied by The Preserve of St. John 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 20 day of September, 2024

IN WITNESS WHEREOF, the said Preserve, S.J., LLC, an Indiana Limited Liability Company has caused this deed to be executed by Jack A. Slager, its Authorized Signer

Preserve, S.J., 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 Dean E. Schilling, Managing Member of said Limited Liability Company 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 20 day of September, 2024.

NOTARY PUBLIC SEAL INDIANA
JENNIFER L. FAULKNER
Notary Public, State of Indiana
Lake County
Commission Number NP0740357
My Commission Expires
April 07, 2030

Jennifer L. Faulkner, Notary Public

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: 7310 E 170th Ct, Crown Point, IN 46307
Return to: Modern Family Homes LLC, 7310 E 170th Ct, Crown Point, IN 46307

FIDELITY NATIONAL TITLE
FNW2402026

Powered by Lake County Recorder