

NOT AN OFFICIAL DOCUMENT

2024 SEP 23 10:07 AM
09/23/2024 10:07 AM
TOTAL FEE: 25.00
BY: JAS
PG #: 2
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

Property Number: 45-16-20-227-003.000-042

Mail Future Tax Bills To:

336 Sawgrass Dr.
Crown Point, IN 46307

Grantees Mailing Address

336 Sawgrass Dr.
Crown Point, IN 46307

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: Charles Zandstra and Linda Zandstra, as Wife and Husband, 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:

Part of Lot 14, SAWGRASS - UNIT 2, recorded in Plat Book 115, page 52, as amended by Certificate of Correction, recorded as Document No. 201 8-07381 6, in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the Northwest corner of said Lot 14; thence South 89°46'22" East, along the North line of said Lot 14, 35.50 feet to the point of beginning; thence continuing along said North line South 89°46'22" East, 20.00 feet; thence South 00°13'07" West, 124.50 feet; thence South 53°42'05" East, 78.77 feet to the Southerly line of said Lot 14, being a non-tangent curve to the left; thence Southwesterly along said curve, having a radius of 70.00 feet, a chord bearing South 40°39'41" West, 9.89 feet, an arc length of 9.90 feet; thence North 54°50'02" West, 94.25 feet; thence North 00°13'07" East, 124.43 feet to the point of beginning.

Commonly known as: 336 Sawgrass Drive, Crown Point, Indiana 46307

Subject to:

1. Taxes for 2024 payable in 2025 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 L.L.C, warrants that he is fully empowered under the terms of the Operating Agreement of Diamond Peak Homes L.L.C 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 L.L.C is valid and in good standing under the laws of the State of Indiana.

PROPER TITLE, LLC

EX-101560W

10/1

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the said **Diamond Peak Homes LLC** has caused this Deed to be signed, this 16th day of September, 2024.

Diamond Peak Homes LLC

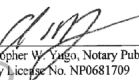
By: 
Michael Herbers, Land Development Manager

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, this 16th day of September, 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: 3/27/32
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.

After recording, return to: 336 Sawgrass Dr
Crown Point, IN 46307

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