NOT AN OFFICIAL

BY: JAS PG #: 3 RECORDED AS PRESENTED

GINA PIMENTEL RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Sep 25 2024 EP

> PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

> > Property Number: 45-11-31-409-001.000-035

Mail Future Tax Bills To:

9700 Dune Grass Way

Grantees Mailing Address 9700 Dune Grass Way 5t. John IN 46373

IMITED 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: Mike Kaminski and Rylee Sullivan, as Joint Tenants with Rights of Survivorship, 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:

LOT 134 IN THE PRESERVE-PHASE 4, A PLANNED UNIT DEVELOPMENT, IN THE TOWN OF ST. JOHN, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 113 PAGE 62, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 9700 Dune Grass Way, St. John, Indiana 46373

Subject to:

Taxes for 2024 payable in 2025 and subsequent years.

- 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
- Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

T. Scott Crook, as a Managing Member of Diamond Peak Homes LLC, warrants that he is fully empowered under the terms of the Operating Agreement of Diamond Peak Homes LLC 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 LLC is valid and in good standing under the laws of the State of Indiana

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IN WITNESS	WHEREOF,	the said	Diamond	Peak	Homes	LLC	has	caused	this	Deed	to	be	signed,	this	23 rd	day	of
September, 2024.																	

Diamond Peak Homes LLC

By: T. Scott Crook, Managing Member

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public, in and for said County and State, this 23rd day of September, 2024, personally appeared T Scott Crook, Managing Member of 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 hristopher V. Yugo, Notary Public lotary bicarse No. NP0681709 SEAL 2000 MINIMER

I affirm under the penalties of perjury that I have taken reasonable care to reduct each Social Security Number in this document, unless required by law.

Christopher W. Yugo, Esq.

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After recording, return to: 9700 Dune Grass Way	
5f John IN 46373	
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Orlake County Records	

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