

NOT AN OFFICIAL DOCUMENT

2024-517481
09/25/2024 11:05 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
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 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
St. John, IN 46373

Grantees Mailing Address

9700 Dune Grass Way
St. John, IN 46373

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: 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:

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.

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

PROPER TITLE, LLC
JMP124-102293W
10/2

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After recording, return to: 9700 Durr Grass Way
St John, IN 46373

Property of Lake County Recorder

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