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RECORDER

RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 16 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED Under IC 32-17-1-2

This WARRANTY DEED, executed on this 6th day of August, 2024, by the Grantor, Brian Edward Montesi and Rayleen Chersl Ann Montesi, a married couple having an address of 8693 Orchid Drive, Saint John, IN 46373 to the Grantee Scott Royal Smith, Trustee of the 8693 Orchid Drive Trust, with a mailing address of 8693 Orchid Drive, Saint John, IN 46373.

WITNESSETH, that said Grantor, for the sum of \$0.00 (Zero Dollars and no one-hundredths) and other valuable consideration, Conveys, and Warrants the following parcel of land in Lake County County, Indiana - legally described as:

UNIT 3035, INCLUSIVE, IN LOT 1420 IN THE AMENDED SECONDARY PLAT OF LOTS 1420 AND 1421 OF THE GATES OF ST. JOHN UNIT-17B BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 2022, IN PLAT BOOK IIS, PAGE 47, AS DOCUMENT 2022-007433, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 8693 Orchid Drive, Saint John, IN 46373

Alternate ID: 45-15-03-454-010.000-015

Source of Title: Lake County County Recorder's Office, State of Indiana, Document No. 2024-500496, Recorded on 01/04/2024.

THIS CONVEYANCE is made subject to Covenants, Conditions, Restrictions, and Easements of record. Also subject to zoning ordinances.

TO HAVE AND TO HOLD the above-described premises, together with all land singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This property is conveyed AS IS and subject to existing indebtedness.

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IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the divident. Brian Edward Montesi	ay and year first above
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VIDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE	HIS CERTIFICATE IS
STATE OF CALIFORNIA)	
COUNTY OF Sin Diess On 188	
Richard Achon	ent and acknowledged city(ies), and that by of which the person(s)

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IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. **Comparison of the said Grantor has signed and sealed these presents the day and year first above written. **Comparison of the said Grantor has signed and sealed these presents the day and year first above written. **Comparison of the said Grantor has signed and sealed these presents the day and year first above written. **Comparison of the said Grantor has signed and sealed these presents the day and year first above written. **Comparison of the said Grantor has signed and sealed these presents the day and year first above written. **Comparison of the said Grantor has signed and sealed these presents the day and year first above written. **Comparison of the said Grantor has signed and sealed these presents the day and year first above written. **Comparison of the said Grantor has signed and sealed these presents the day and year first above written. **Comparison of the said Grantor has signed and sealed the said Grantor has a
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.
STATE OF CALIFORNIA COUNTY OF Sea October
On 8 - 6 - 20 24 before me Richard Across the Notary Public, personally appeared Rayleen Cheryl Ann Montest, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
Witness my hand and official seet.
(Seal) gruen rows
Stonature of Notary Public - California
San Diego County Commission # 2492249
Printed Name
June 13 2028
My Commission Expires

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Document Prepared By & Mail recorded document to: Scott Smith, Esq. 1100 Azie Morton Road, #1105 Austin, Texas 78704 Mail tax bills to: 8693 Orchid DriveTrust PO Box 722765, San Diego, CA 92172

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.

Scott Smith

The parties herein confirm and agree by their signatures above and/or acceptance of this document that he repraver of this document has not advised the parties on the propriety or suitability of the conveyance: has been engaged solely for the purpose of preparing his instrument; has prepared the instrument only from information given to prepare by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and cost every nature arising therefrom. The parties herein further agree at any time, and from time to time, to coaperate, adjust, initial, execute, re-execute and re-deliven such further deeds and documents, correct any defect, error or mission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by the preparer.