2024-535206 10/17/024 03:09 FM TOTAL NEES 25.09 LAYE COUNT LAYE COUNT LED FOR NECORD NOT AN OFFICIAL BY: JAS GINA PIMENTEL

PG #: 1 RECORDER RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 17 2024 BDD

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: Steiner Homes, Ltd., 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 404 IN THE PRESERVE - PHASE 7, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 117 PAGE 99, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address:938 Sweetspire Pl., St. John, IN 46373 Parcel No.: 45-11-31-228-009.000-035

Subject to:

- 1. Taxes for 2024 payable in 2025 and subsequent years.
 - Covenants, conditions and restrictions of record.
 Assessments levied by The Preserve of St. John Homeowners Association,
- 4. Rights or claims of parties in possession not shown by the public records.
- 5. Shoroachments, 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 day of October, 2024.

IN WITNESS WHEREOF, the said Preserve, S.d., LLC, an Indiana limited liability company has caused this deed to be executed by Jack A. Slager, Authorized Signer

LIF, an Indiana Limited Liabil ty Company Atthorized Signer STATE OF ADIANA

ss:

COUNTY OF LAKE Before me. the undersigned, a Notary Public in and for

Before me, the undersigned, a Notary Mubic in and for said county and State, personally appeared the within named Jack A. Slagen, Authorized Signer of Preserve S.J. LLC and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority. day of October 2024.

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

County of Residence: Lake

WITNESS my hand and Notarial seal this

This document prepared by: Kevin V. Hunt I affirm, under the penalties for perjury, that I have taken reasonable cato redact each Social Security number in this document, unless required by that I have taken reasonable care law. S: Kevin V. Hunt

Grantees Address and Tax Bill mailing address: 1505 Forest Park, Valparaiso, IN 46385 Return to: Steiner Homes, Ltd., 1505 Forest Park, Valparaiso, IN 46385

FIDELITY NATIONAL TITLE FNW2402407