

2024 536466
10/23/2024 08:38 AM
TOTAL FEES: 25.00
BY: MA
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

Oct 24 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH That

D.R. Horton, Inc. - Midwest, a California Corporation

(Grantor), a corporation organized and existing under the laws of the State of California **CONVEYS AND WARRANTS** to

Nicholas Thomas Iraci, an unmarried man Clare Joy Jones, an unmarried woman and Filippo A Iraci, an unmarried man, not as tenants in common, not as tenants by the entirety, but as Joint Tenants

(Grantee), of Lake County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

UNIT 3060, INCLUSIVE, IN LOT 1421 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 RECORDING FEBRUARY 24, 2022, IN PLAT BOOK 115, PAGE 47, AS DOCUMENT 2022-007433, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel No(s): 45-15-03-457-013.000-015

Reservations, Declarations, Covenants, Restrictions, and Easements of record, if any.

Subject to Taxes for the year(s): 2024.

Subject to Covenants, Conditions, Restrictions, and Easements of record. Also subject to zoning ordinances.

The undersigned persons executing this Corporate Warranty Deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor, and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

CORPORATE WARRANTY DEED (Continued)

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on this 4th day of October, 2024.

BY: *M. Noble*
Melissa Noble, Assistant Secretary, D.R. Horton, Inc. - Midwest, a California Corporation

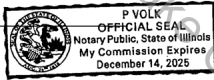
STATE OF ILLINOIS

COUNTY OF LAKE *Cook*

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Melissa Noble, Assistant Secretary personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument of their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this *4th* day of *October 2024*.

[Signature]
Notary Public



This Instrument Prepared By: D.R. Horton, Inc. - Midwest, a California Corporation, Melissa Noble, Assistant Secretary

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: Jenni Rosales

Send Tax Statements To: *Nicholas Thomas Iraci & Clare Joy Jones*
Grantees Address: *8717 Clover Lane, Saint John IN 46373*

After Recording Return To: Nicholas Thomas Iraci and Clare Joy Jones
8717 Clover Lane, Saint John, IN 46373