PG #: 1 PECOPDED AS PRESENTED LED FOR RECORD GINA PIMENTEL RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 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.

CONVEX AND WARRANT TO: Kenneth J. Jawer, an individual, 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 340 IN THE PRESERVE - PHASE 6, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF ST. JOHN, AS FER PLAT THEREOF, RECORDED IN PLAT BOOK 115 PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIAMA.

Property Address: 9511 Fescue Dr., St. John, IN 46373

Parcel No.: 45-11-31-279-00.000-035

## Subject to:

- Jeef to: 1. Taxes for 2024 payable in 2025 and subsequent years. 2. Covenants, conditions and restrictions of record. 3. Assessments levied by The Preserve of St. John Homeowners Association,
- claims of parties in possession not shown by the public
- records
  Encroachments, overlaps, boundary line disputes, or other matters which
  would be disclosed by an accurate survey of the premises.
  Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

executing this deed on behalf of the Grantor The undersigned person(s) The undersigned person(s) executing units ded un benefit of the Limited 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 24 day of October, 2024

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

J, LLC, an Indiana Limited Liability Company Slager Authorized Signer

SS:

STATE OF INDIANA

COUNTY OF LAKE

a Notary Public in and for said County and thin named Jack A. Slager, Authorized Signe Before me, the undersigned, State, personally appeared the within named Jack A. Slager, of Preserve S.J.. LLC and acknowledged the execution of the for and on behalf of said Grantor and by its authority. the foregoing Deed

day of WITNESS my hand and Notarial scal this

JENNIFER L. FAULKNER Notary Public, State of Indiana Lake County ANY POST SEAL April 07, 2030 My Commission Expires: 4/7/2030

inty of Residence; Lake

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

Grantees Address and Tax Bill mailing address: 11960 Flagstone Turn, Frankfort, IL Return to: Kenneth J. Jawor, 11960 Flagstone Turn, Frankfort, IL 60423

FIDELITY NATIONAL TITLE FNW2402661