



Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer

Feb 27 2023 - AS

*Danny Goat*

Auditor of Clark County

WARRANTY DEED

GRANTEE'S ADDRESS: 5031 Old Vincennes Road  
Floyds Knobs, IN 47119

MAIL TAX STATEMENTS TO: SAME AS ABOVE

Key #19-244-0011 Parcel #10-19-03-501-422.000-009  
Key #19-241-0461 Parcel #10-19-03-501-366.000-009  
Key #19-241-0451 Parcel #10-19-03-501-365.000-009  
Key #19-242-0341 Parcel #10-19-03-501-400.000-009

THIS INDENTURE WITNESSETH: That JT DEVELOPMENT GROUP LLC, an Indiana limited liability company, by and through its duly authorized member

CONVEYS AND WARRANTS

unto COOPERS CROSSING HOMEOWNERS' ASSOCIATION, INC., an Indiana nonprofit corporation, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate situated in the County of Clark, State of Indiana, and described as follows, to-wit:

COMMON AREA A, COMMON AREA B, COMMON AREA C, AND COMMON AREA D, AS SHOWN ON THE PLAT OF COOPERS CROSSING, SECTION TWO AS THE SAME APPEARS OF RECORD IN PLAT BOOK 19, PAGE 7 OF THE CLARK COUNTY, INDIANA RECORDS.

Subject to any and all easements and/or restrictions of public record which may apply to the above-described real estate.

TO HAVE AND TO HOLD, the same unto said Grantee, its heirs and assigns, in fee simple forever.

*[Signature]*  
CLARK CO, IN ASSESSOR

The above-described real estate is conveyed free and clear of all liens and encumbrances, except the real estate taxes, which having been prorated to the date of closing, the Grantee hereby assumes and agrees to pay all taxes hereafter.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, this 27<sup>th</sup> day of Feb., 2023.

JT Development Group LLC

By: [Signature] (Seal)

Donald J. Thieneman

Printed Name/Member

STATE OF INDIANA )

COUNTY OF FLOYD ) SS:

Before me, a Notary Public, in and for said County and State, personally appeared JT Development Group LLC, by and through its duly authorized member, Donald J. Thieneman, and acknowledges the execution of the foregoing Deed to be its free and voluntary act and deed for the uses and purposes expressed therein.

WITNESS my hand and seal, this 27<sup>th</sup> day of Feb., 2023

My Commission Expires:

\_\_\_\_\_

[Signature]

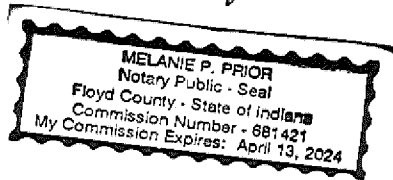
Notary Public

Melanie P. Prior

Printed Name

Resident of Floyd County, IN

This Instrument prepared by:  
YOUNG, LIND, ENDRES & KRAFT  
JOHN A. KRAFT, Attorney  
126 W. SPRING STREET  
NEW ALBANY, INDIANA 47150  
812-945-2555



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.

[Signature]

\* This Deed was prepared without the benefit of a title search.