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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 040170

2016 JUN 29 AM 10:23

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, That Rottier Bldrs, LLC, (Grantor) **CONVEY(S) AND WARRANT(S)** to TG Development, LLC, ( Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

**LOT 45 IN NORTH POINT - PHASE TWO, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 73, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA**

**Property address:**

9032 Mallard Lane, St. John, IN 46373

**Tax ID No.:**45-11-27-407-012.000-035

**Subject to** Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he is the sole member(s) of Grantor and have been fully empowered, by proper resolution or by the Operating Agreement, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; that the Grantor is a limited liability company in good standing in the State of Indiana; and that all necessary action for the making of such conveyance has been taken and done.

**IN WITNESS WHEREOF**, Grantor has executed this deed this 22nd day of June, 2016.

Rottier Bldrs, LLC

  
By Dan P. Rottier, sole member

**FIDELITY NATIONAL  
TITLE COMPANY**

92016-1013 ✓



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 27 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

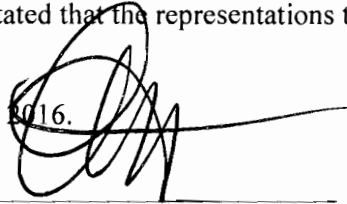
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STATE OF INDIANA )  
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COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Dan P. Rottier, sole member, for Rottier Bldrs, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal on the 22nd day of June, 2016.



(Signature of Notary Public)  
Printed Name of Notary Public: Lisa M. Matson  
Resident of Lake County, Indiana  
My Commission expires: 02/01/2024

Prepared by: Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C., 130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address:

1035 Mary Ellen Drive, Crown Point IN 46307

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 Lisa M. Matson. File No. 920161013

Return to: 1035 Mary Ellen Drive, Crown Point IN 46307

