

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 057107

2016 AUG 23 AM 9:50

MICHAEL B. BROWN

Parcel No. Split from 45-16-03-300-001.000-042

3 Mail tax bills to:  
I-65 Beacon Hill Partners, LLC.  
11061 Broadway, Suite A  
Crown Point, IN 46307

**QUIT CLAIM DEED**

**THIS INDENTURE WITNESSETH**, that I-65 Partners, LLC, an Indiana limited liability company ("Grantor"), Releases and Quitclaims to I-65 Beacon Hill Partners, LLC, an Indiana limited liability company, of 11061 Broadway, Suite A., Crown Point, IN 46307, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:



SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: none

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he is duly elected and authorized by the Grantor and has been fully empowered, by proper resolution of the Members of Grantor, to execute and deliver this deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary Company action for the making of such conveyance has been taken and done.

Dated this 12<sup>th</sup> day of August, 2016.

I-65 Partners, LLC

*Exempt from Sales Disclosure  
No consideration paid.  
IN001175 3*

By: [Signature]  
Robert Rossman, Managing Member

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

**HOLD FOR GREATER INDIANA TITLE COMPANY**

AUG 23 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

**NO SALES DISCLOSURE NEEDED**

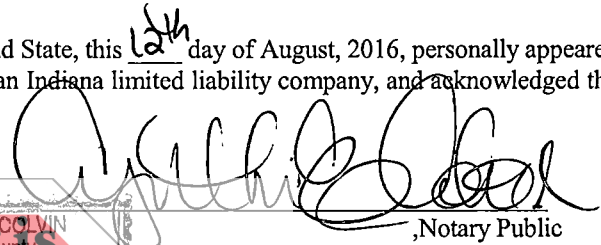
Approved Assessor's Office

By: [Signature]

25383  
20  
016948

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 12<sup>th</sup> day of August, 2016, personally appeared Robert Rossman, in his capacity as Managing Member of I-65 Partners, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing deed on behalf of I-65 Partners, LLC.

  
\_\_\_\_\_  
, Notary Public

**Document is NOT OFFICIAL!**  
CYNTHIA E. COLVIN  
Notary Public  
My Commission Expires  
November 30, 2017

**This Document is the property of the Lake County Recorder!**

I affirm, under the penalties for perjury, that I have taken reasonable care to record each Social Security number in the attached document, unless required by law.

**STOP** 



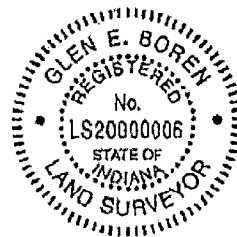
This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307; I.D. No. 1651-45

## PARCEL "A" - DESCRIPTION

### LEGAL DESCRIPTION:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN BEACON HILL - PHASE TWO, AS SHOWN IN PLAT BOOK 105, PAGE 77 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AS DOCUMENT NUMBER 2012-043864, THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE WEST LINES OF SAID LOT 16 AND LOT 17 IN SAID BEACON HILL - PHASE TWO:

- 1.) NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 99.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST AND HAVING A RADIUS OF 300.00 FEET;
- 2.) THENCE NORTH 54.69 FEET ALONG SAID CURVE;
- 3.) NORTH 10 DEGREES 26 MINUTES 40 SECONDS EAST, 221.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WEST AND HAVING A RADIUS OF 300.00 FEET;
- 4.) THENCE NORTH 58.68 FEET ALONG LAST SAID CURVE;
- 5.) NORTH 00 DEGREES 22 MINUTES 35 SECONDS WEST, 11.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 193.20 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 311.43 FEET TO THE EAST LINE OF BROADWAY (STATE ROAD 53); THENCE SOUTH 00 DEGREES 47 MINUTES 14 SECONDS EAST, 598.18 FEET ALONG SAID EAST LINE OF BROADWAY TO NORTHWEST CORNER OF BEACON HILL - PHASE ONE, AS SHOWN IN PLAT BOOK 97, PAGE 48 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AS DOCUMENT NUMBER 2005-047434; THENCE SOUTH 44 DEGREES 45 MINUTES 11 SECONDS EAST, 51.19 FEET ALONG THE NORTHERLY LINE OF SAID BEACON HILL - PHASE ONE; THENCE NORTH 89 DEGREES 32 MINUTES 03 SECONDS EAST, 217.11 FEET ALONG SAID NORTH LINE OF BEACON HILL - PHASE ONE, ALSO BEING THE NORTH LINE OF 107TH AVENUE (BEACON HILL PARKWAY) TO THE POINT OF BEGINNING, CONTAINING 4.15 ACRES MORE OR LESS.



*Glen E. Boren*

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.



**Plumb  
Tuckett  
& Associates**

64 West 67th Place • Merrillville, IN 46410  
Phone: (219) 736-0555 Fax: (219) 769-0178

Reference Name: D.V.G., INC.  
Survey Job No: S15618  
Scale: 1"=200'  
Drawn By: G.B.  
Date: 6/26/15  
/15618/15618.DWG  
Sec. 3-34-8

200 0 200 400 600 Feet