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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 058834

2016 AUG 29 PM 2:41

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Rosenthal Valley Farm, LLP, a Limited Liability Partnership** ("Grantor"), CONVEYS AND WARRANTS to **Joel L. Claus and Toni L. Rosenthal-Claus, Husband and Wife**, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following real estate legally described as follows:

Part of the Northeast Quarter of Section 4, Township 33 North, Range 8 West of the Second Principal Meridian, in Cedar Creek Township, Lake County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 4; thence North 00°42'23" West, along the West line of the Northeast Quarter of said Section 4, a distance of 41.43 feet, to the centerline of 153rd Avenue, being the Southwest corner of a tract conveyed to Albert Jr. and Susan K. Hasara in Instrument No. 2008-078583 in the Office of the Recorder; thence continuing North 00°42'23" West, along the West line of the Northeast Quarter of said Section 4, being the West line of said "Hasara" tract, a distance of 264.00 feet, to the Northwest corner of said "Hasara" tract; thence continuing North 00°42'23" West, along the West line of the Northeast Quarter of said Section 4, a distance of 851.96 feet, to a 5/8's-inch iron bar with Sayers I.D. Cap; thence North 88°26'48" East, a distance of 464.64 feet, to a 5/8's-inch iron bar with Sayers I.D. Cap at the Point of Beginning;

Thence continuing North 88°26'48" East, a distance of 379.54 feet, to a 5/8's-inch iron bar with Sayers I.D. Cap; thence South 00°42'23" East, parallel with the West Line of the Northeast Quarter of said Section 4, a distance of 944.48 feet, to a 5/8's-inch iron bar with Sayers I.D. Cap; thence North 09°27'23" West, a distance of 427.47 feet, to a 5/8's-inch iron bar with Sayers I.D. Cap; thence North 12°05'31" West, a distance of 134.41 feet, to a 5/8's-inch iron bar with Sayers I.D. Cap; thence North 87°06'02" West, a distance of 279.56 feet, to a 5/8's-inch iron bar with Sayers I.D. Cap; thence North 02°06'00" West, a distance of 367.14 feet, to the Point of Beginning;

Containing 3.830 acres, more or less, all in Cedar Creek Township, Lake County, Indiana.

Commonly known as: W. 153rd, Crown Point, Indiana 46307.

Parcel Number: Part of 45-20-04-201-001-000-007

This conveyance is subject to State, County and City taxes for 2016 payable in 2017, and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements restrictions of record, and county road right of way.

The undersigned Person executing this Deed represents and certifies on behalf of the Grantor, that the Undersigned is a duly authorized partner of the Grantor and has been fully empowered by proper Resolution of the Grantor, to execute and deliver this Deed; that the Grantor is a Limited Liability Partnership in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full entity capacity to convey the real estate described, and that all necessary entity action for the making of this conveyance has been duly taken. Grantor does hereby certify that no gross income tax is due by virtue of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 29th day of August, 2016.

Rosenthal Valley Farm, LLP, a Limited Liability Partnership

By: Garry D. Rosenthal General Partner
Garry D. Rosenthal, Partner

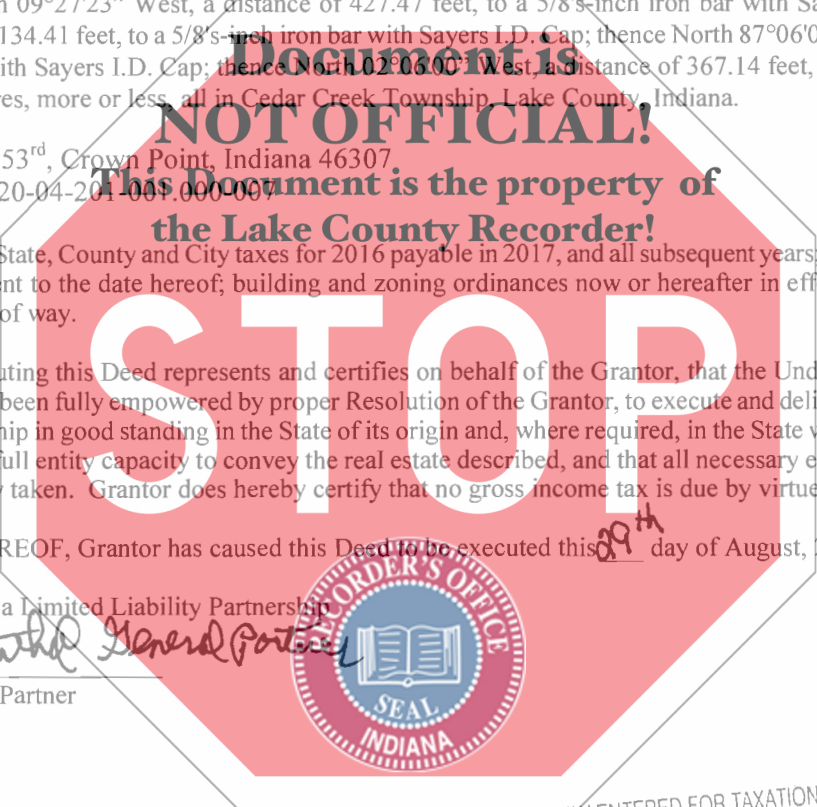


DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 29 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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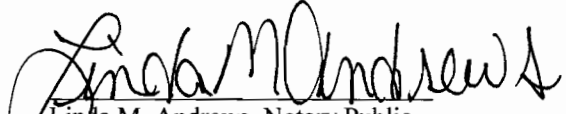
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Garry D. Rosenthal, Partner of Rosenthal Valley Farm, LLP, a Limited Liability Partnership, and acknowledged 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 this ^{29th} day of August, 2016.

My Commission Expires: 09/17/16
Resident of Porter County, Indiana


Linda M. Andrews, Notary Public

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. This document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

Mail tax bills to: Joel L. Claus and Toni L. Rosenthal-Claus, 600 W. 153rd Avenue, Crown Point, IN 46307

