STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 007080

2017 FEB - 1 AM 10: 27

MICHAEL B. BROWN RECORDER

Mail tax bills to: Meadow Gate Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373

WARRANTY DEED

THIS INDENTURE WITNESSETH, That MEADOW GATE FARMS INC., an Indiana corporation

("Grantor") of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO MEADOW GATE DEVELOPMENT LLC, an Indiana limited liability company, ("Grantee") located at 8051 Wicker Avenue Suite A. St. John, Indiana 46373 of Lake County in the State of Indiana in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

This Document is the property of

THAT PART OF THE NORTHEAST QUARTER OF SECTION & FOWNSHIP 34 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 344.59 FEET TO THE SOUTHEAST CORNER OF THE SECONDARY PLAT OF THE GATES OF ST. JOHN UNITS 11A & 12A RECORDED OCTOBER 18, 2006 IN PLAT BOOK 100, PAGE 52, AND THE POINT OF BEGINNING, THENCE, CONTINUING SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST, 320.11 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS WEST, 225.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS EAST, 100.08 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 84.25 FEET; THENCE NORTH 64 DEGREES 09 MINUTES 09 SECONDS WEST, 88.89 FEET THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 320.00 FEET; THENCE NORTHOO DEGREES 00 MINUTES 00 SECONDS EAST, 140.00 FEET; THENCE NORTH 90 DEGREES 300 MINETES 00 SECONDS WEST, 101.16 FEET; THENCE SOUTH 00 DEGREES 80 MINUTES 00 SECONDS EAST, 140.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 140.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 28.17 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 245.00 FEET TO THE SOUTH LINE OF SAID SECONDARY PLAT; THENCE ALONG SAID SOUTH LINE FOR THE NEXT 6 COURSES AND DISTANCES; 1) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 140.00 FEET; 2) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 45.00 FEET; 3) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 232.00 FEET; 4) NORTH 80 DEGREES 57 MINUTES 02 SECONDS EAST, 162.02 FEET; 5) NORTH 84 DEGREES 17 MINUTES 57 SECONDS EAST, 160.80 FEET; 6) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 226.53 FEET TO THE PLACE OF BEGINNING, CONTAINING 7.0776 ACRES, MORE OR LESS, ALL IN LAKE COUNTY, INDIANA.

Subject to all covenants, easements and restrictions of record.

Subject to 2016 real estate taxes payable 2017, and all years theretails DISCLOSUME NEEDED TRANSFER

FIDELITY NATIONAL TITLE COMPANY 98017-0043.

Approved A	\ssessor's	OffidaN	3 0 2017
. 1.	ñ Y.		
D.C.	0 7	JOHN E	. PETALAS

020000

Dated this $\frac{\cancel{3}\cancel{2}}{\cancel{2}}$ day of January, 2017. MEADOW GATE FARMS, INC. By: g A. Bouwer Title: Vice President **AFFIRMATION** I affirm, under the penalties of perjury, that I have taken reasonable gare to redact each Social Security number in this document, unless required by law. STATE OF INDIANA This Document is the property of **COUNTY OF LAKE SS:** the Lake County Recorder! Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of January, personally appeared: Greg A. Bouwer as Vice President of Meadow Gate Farms Inc., an Indiana corporation, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires: Resident of Lake County Printed Joan Marie Poholarz This instrument prepared by and return after recording to: Greg A. Bouwer, Koransky, Bouwer & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, Indana: \$63

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

Bv: 3 3 1