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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 042912

2017 JUL 13 AM 9:43

MICHAEL B. BROWN  
RECORDER

Tax ID No.  
45-07-21-451-016.000-026  
45-07-21-451-016.000-026  
45-11-29-229-039.000-035  
45-11-29-229-040.000-035  
45-10-12-376-012.000-034  
45-10-12-376-011.000-034  
45-10-12-376-009.000-034  
45-07-21-451-006.000-026  
45-10-12-376-010.000-034



WARRANTY DEED

Miller Holding Company, LLC

CONVEY(S) AND WARRANT(S) TO

Seer Holding Company LLC, for Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this deed this 28th day of June, 2017.

Miller Holding Company, LLC

*Lawrence E. Miller, manager*

By: Lawrence E. Miller  
Title: Manager\_

MTC File No.: 17-12279 (LLCWD)

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

HOLD FOR MERIDIAN TITLE CORP

JUL 11 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

025421

25-  
MT  
AR

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Lawrence E. Miller, Manager of Miller Holding Company, LLC** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 28th day of June, 2017.

My Commission Expires: \_\_\_\_\_

*Philip J. Ignarski*  
Signature of Notary Public

Printed Name of Notary Public \_\_\_\_\_

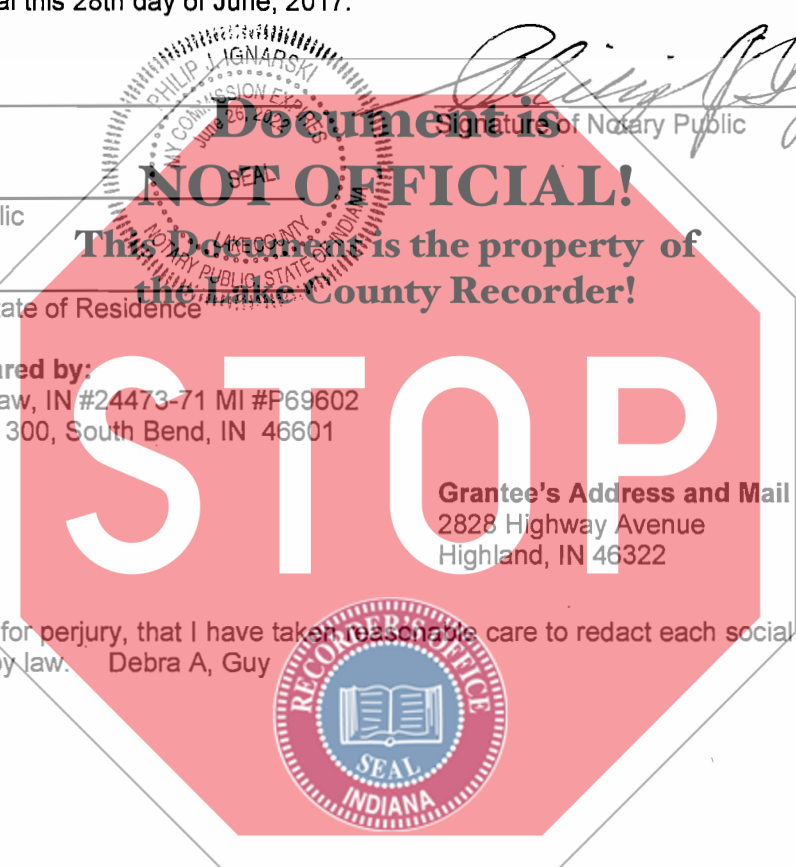
Notary Public County and State of Residence \_\_\_\_\_

**This instrument was prepared by:**  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

**Property Address:**  
2828 Highway Avenue  
Highland, IN 46322

**Grantee's Address and Mail Tax Statements To:**  
2828 Highway Avenue  
Highland, IN 46322

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. Debra A. Guy



## EXHIBIT A

Parcel I: (2828 Highway Avenue)

Lots 7 and 18, in Block 14, in the Town of Highland, as per plat thereof, recorded in Plat Book 1, Page 86, in the Office of the Recorder of Lake County, Indiana, and the East 10 feet of the vacated alley adjoining said Lot 18 lying between the North line of Jewett Avenue and the South line of the East and West alley adjoining the North side of Lot 18.

Parcel II: (8580 Wicker Avenue)

Lot 2, Ventura Estates Unit No. 1 as shown in Plat Book 56 Page 32 in the Office of the Recorder of Lake County, Indiana.

Excepting therefrom a parcel of land To-wit:

A part of Lot 2 in Ventura Estates Unit No. 1, an addition to the Town of St. John, Indiana, the plat of which is recorded in Plat Book 56 Page 32 in the Office of the Recorder of Lake County, Indiana, and intending to be all that part of the land lying within the proposed right of way depicted on the attached right of way parcel plat of Parcel 14 of Indiana Department of Transportation Project STP-019-4(013), described as follows: Beginning at a point designated as Point 1031 on said right of way parcel plat, which point is the Southeast corner of said Lot 2; thence South 89°27'46" West 14.571 meters (47.81 feet) along the South line of said lot to a point designated as Point 2018 on said right of way parcel plat; thence North 2°38'37" West 81.872 meters (268.61 feet) to a point designated as Point 2017 on said right of way parcel plat; thence North 2°22'24" East 66.216 meters (217.24 feet) to a point of designated as Point 2019 on said right of way parcel plat, which point is on the North line of said lot; thence South 89°51'19" East 11.539 meters (37.86 feet) along said North line to a point designated as Point 1033 on said right of way parcel plat which point is the Northeast corner of said lot, thence South 1°34'33" East 147.834 meters (485.02 feet) along the East line of said lot to the point of beginning and containing 2,167.4 square meters (23,330 square feet) more or less.

Together with the permanent extinguishment of all rights and easements of ingress and egress to, from and across the limited access facility (to be known as U.S.R. 41 and as Project STP-019-4(013), to and from the owner's remaining lands where they abut the above described real estate.

Parcel III: (8600 Wicker Avenue)

Part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 35 North, Range 9 West of the 2nd P.M. described as beginning on the East line of said Northeast Quarter of the Northeast Quarter at a point 605 feet North of the South line thereof and running thence West 290 feet; thence North 110 feet thence East 290 feet to said East line; thence South 110 feet to the place of beginning, in Lake County, Indiana.

Excepting therefrom a parcel of land to-wit:

A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 35 North, Range 9 West, Lake County, Indiana, and intending to be all that part of land described in Deed Record 1182, page 261, dated August 29, 1961, and recorded August 31, 1961, in the Office of the Recorder of Lake County, Indiana, lying with the proposed right of way depicted on the attached right of way parcel plat of Parcel 10 of the Indiana Department of Transportation Project STP-019-4(013), Described as follows: Beginning at a point of the East line of said section (designated as Point 1058 on said plat) North 1°34'33" West 184.404 meters (605.00 feet) from the Southeast corner of said quarter-MTC File No.: 17-12279 (LLCWD)

quarter section (designated as point 1000 on said plat), which point of beginning is the Southeast corner of owner's land; thence South 89°27'46" West 29.188 meters (95.76 feet) along the South line of the owner's land to a point of designated as Point 2016 on said plat; thence North 2°38'37" West 33.545 meters (110.06 feet) to a point of designated as Point 2018 on said plat, which point is on the North line of the owner's land; thence North 89°27'46" East 29.813 meters ( 97.81 feet) along said line to a point on the east line of said section (designated as Point 1062 on said plat), which point is the Northeast corner of the owner's land; thence South 1°34'33" East 33.528 meters (110.00 feet) along said East line to the point of beginning and containing 0.0989 hectares (0.244 acres), more or less.

Together with the permanent extinguishment of all right and easements of ingress and egress to, from and across the limited access facility (to be known as U.S.R. 41 and as Project STP-019-4(013), to and from the owner's abutting lands, along South 8.383 meters (27.50 feet) of the 33.545 meter (110.06 foot) courses described above. Also, along the North 9.124 meters (29.93 feet) of the 33.545 meter (110.06 foot) course described above.

Parcel IV: (1920 Hart Street)

Lots 21, 24 and the South 30 feet of Lot 23, in Block 5, in the Town of Dyer, as per plat thereof, recorded in Plat Book 1, page 251, in the Office of the Recorder of Lake County, Indiana.

Parcel V: (1914 Hart Street)

Lot 22 and the North 20 feet of Lot 23 in Block 5 in the Town of Dyer, as per plat thereof, recorded in Miscellaneous Record A page 251 in the Office of the Recorder of Lake County, Indiana.

Parcel VI: (2824 Highway Avenue)

Lot 6, in Block 14, In the Town of Highland, as shown in Plat Book 1, page 86 in Lake County, Indiana.

