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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 043240

2017 JUL 14 AM 10:17

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

THIS INDENTURE WITNESSETH that Grantor, **BLB ST. JOHN LLC**, conveys and warrants to Grantee, **MHI Homes, LLC**, the following Real Estate in Lake County, Indiana, to-wit:

See legal description on attached **Exhibit A**.

Commonly known as: 10549 Juniper Lane, St. John, Indiana 46373  
Parcel Number: Part of 45-15-03-427-004.000-015

The undersigned Person executing this Deed represents and certifies on behalf of the Grantor, that the Undersigned is a duly authorized manager of the Grantor and has been fully empowered by proper Resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Grantor is a Limited Liability Company 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.

**Document is NOT OFFICIAL**

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

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 16 day of June, 2017.

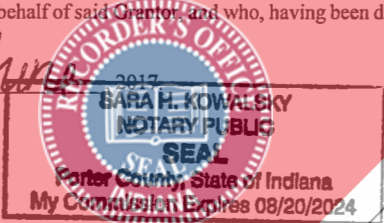
**BLB St. John, LLC**  
By its manager, **Lotton Development, Inc.**,

By: John T. Lotton, President

STATE OF Indiana )  
COUNTY OF Lake ) SS:

Before me, a Notary Public in and for said County and State, personally appeared John T. Lotton, President of Lotton Development, Inc., Manager of BLB St. John, LLC, 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 16 day of June, 2017.



Sara H. Kowalsky  
Notary Public

**(GRANTEE MAILING ADDRESS)**

Mail tax bills to: **MHI Homes, LLC, 2300 Ramblewood Dr., Ste A., Highland, Indiana 46322**

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 and this document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

**FIDELITY NATIONAL  
TITLE COMPANY**

92017-1541

Fidelity - Highland  
9 2017 1541

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2017

**040664**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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EXHIBIT A

LEGAL DESCRIPTION: LOT 1004 (10549 JUNIPER LANE, ST. JOHN, INDIANA),  
BEING THAT PART OF LOT E, IN THE GATES OF ST. JOHN, UNIT 4A, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGE 61 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT E, THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE EAST LINE OF SAID LOT E, A DISTANCE OF 56.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST CONTINUING ALONG THE SAID EAST LINE, A DISTANCE OF 25.96 FEET; THENCE SOUTH 04 DEGREES 52 MINUTES 41 SECONDS EAST CONTINUING ALONG THE SAID EAST LINE, A DISTANCE OF 38.64 FEET; THENCE NORTH 79 DEGREES 34 MINUTES 50 SECONDS WEST INTO SAID LOT E, A DISTANCE OF 138.16 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 460.00 FEET; THENCE NORTHERLY ALONG THE SAID CURVE AN ARC LENGTH OF 49.34 FEET (CHORD BEARING NORTH 07 DEGREES 20 MINUTES 47 SECONDS EAST, A CHORD LENGTH OF 49.32 FEET); THENCE SOUTH 85 DEGREES 43 MINUTES 36 SECONDS EAST, A DISTANCE OF 126.64 FEET TO THE POINT OF BEGINNING.

