

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 048685

2017 AUG -4 AM 9:51

MICHAEL B. BROWN
RECORDER

Parcel No. 45-16-03-300-008.000-042

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

CORPORATE WARRANTY DEED

3
THIS INDENTURE WITNESSETH, that I65 PROPERTIES, INC., an Indiana corporation ("Grantor"),
CONVEYS AND WARRANTS to I-65 BEACON HILL PARTNERS, LLC, an limited liability company, 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:

Document is
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the Lake County Recorder!

SEE ATTACHED EXHIBIT "A"

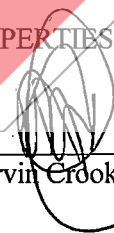
Commonly known as: 310 E. 109th Ave., Crown Point, IN 46307

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

Dated this 20th day of July, 2017.



I65 PROPERTIES, INC.

By: 
Marvin Crook, President

I10002261

DULY ENTERED FOR TAXATION SUBJECT
HOLD FOR GREATER INDIANA TITLE COMPANY

AUG 04 2017

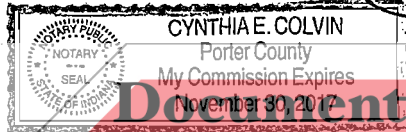
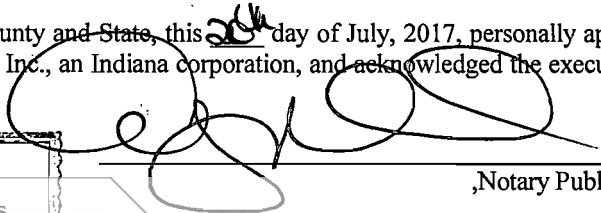
JOHN E. PETALAS
LAKE COUNTY AUDITOR

026063

25.-
CK # 021418
D

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 20 day of July, 2017, personally appeared Marvin Crook, in his capacity as President of President of I65 Properties, Inc., an Indiana corporation, and acknowledged the execution of the foregoing deed on behalf of I65 Properties, Inc.



_____, Notary Public

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



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



EXHIBIT "A"

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THAT PART DESCRIBED TO I-65 PARTNERSHIP, LLC IN DOCUMENT NO. 2005 020434, RECORDED MARCH 17, 2006, SAID EXCEPTION BEING MORE PARTICULARLY DESCRIBED AS: PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3 MARKED BY A BRASS PLUG IN CONCRETE; THENCE NORTH 00 DEGREES 33 MINUTES 01 SECONDS WEST, 1329.46 FEET ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 32 MINUTES 03 SECONDS EAST, 1325.39 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SOUTHEAST QUARTER, QUARTER; THENCE SOUTH 00 DEGREES 35 MINUTES 08 SECONDS EAST 662.12 FEET ALONG SAID WEST LINE OF SAID SOUTHEAST QUARTER, QUARTER TO THE POINT OF BEGINNING AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET AND A CHORD THAT BEARS SOUTH 22 DEGREES 35 MINUTES 57 SECONDS EAST 299.86 FEET; THENCE SOUTHERLY 307.37 FEET ALONG SAID CURVE TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 400.00 FEET AND A CHORD THAT BEARS SOUTH 21 DEGREES 02 MINUTES 22 SECONDS EAST, 287.21 FEET; THENCE SOUTH 293.77 FEET ALONG SAID CURVE; THENCE SOUTH 00 DEGREES 00 SECONDS WEST, 74.64 FEET TO THE NORTH RIGHT OF WAY LINE OF 109TH AVENUE; THENCE SOUTH 89 DEGREES 51 MINUTES 11 SECONDS WEST 212.00 FEET ALONG SAID RIGHT OF WAY LINE TO SAID WEST LINE OF SAID SOUTHEAST QUARTER, QUARTER; THENCE NORTH 00 DEGREES 35 MINUTES 08 SECONDS WEST, 620.32 FEET ALONG SAID QUARTER, QUARTER LINE TO THE POINT OF BEGINNING.

Property address: 310 East 109th Avenue, Crown Point, IN 46307
Tax Number: 45-16-03-300-008.000-042

