

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

Brian Meltzer
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431

2017 085246

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 DEC 14 PM 3:12

MICHAEL B. BROWN
RECORDER

ABOVE SPACE FOR RECORDER'S USE ONLY

~~QUITCLAIM DEED~~
Document is

Re: Community Area in Edgewater, Crown Pointe Indiana

STOP
NOT OFFICIAL!
This Document is the property of
the Lake County Recorder!

This indenture, made this 3rd day of December, 2017, by CalAtlantic Homes of Indiana, Inc., a Delaware corporation, successor by merger to RH of Indiana, L.P. ("Grantor"), and Edgewater Homeowners Association, Inc., an Indiana nonprofit corporation ("Grantee"), c/o Pathway Property Management, 1000 S. Hamilton Court, Suite E, Lockport, Illinois 60441.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND QUIT CLAIM unto Grantee, and to its heirs and assigns, FOREVER, all the real estate, situated in the County of Lake and State of Indiana known and legally described in Exhibit A hereto (the "Community Area").

The Community Area is being hereby conveyed subject to: General real estate taxes; easements, covenants, restrictions, agreements, conditions and building lines of record; Amended and Restated Community Declaration for Edgewater, which was Recorded in Lake County, Indiana on May 27, 2015, as Document No. 2015-032300, as supplemented and amended from time to time, including all Exhibits thereto ("Declaration"); applicable zoning and building laws and ordinances; and acts done or suffered by Grantee, or anyone claiming under Grantee.

The Community Area is being conveyed to Grantee pursuant to the provisions of the Declaration as Community Area thereunder.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed the day and year
DAILY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NO SALES DISCLOSURE NEEDED

DEC 14 2017
{30084: 254-02264174.DOC : }

JOHN E. PETALAS
LAKE COUNTY AUDITOR

032309

Approved Assessor's Office

By: TT

25-
46763
Dec. 14

EXHIBIT A

Legal Description of Community Area

Outlots A and B in Edgewater – Phase Three, Block 2, an Addition to the City of Crown Point, Lake County, Indiana, recorded in Plat Book 109, page 23, in the Office of the Recorder of Lake County, Indiana, on July 20, 2016, as Document No. 2016-045341.

PIN: 45-16-10-279-012.000-042 (Outlot A)

Address: Louisiana Street, Crown Point, IN 46307

PIN: 45-16-10-283-009.000-042 (Outlot B)

Address: E. 111th Place, Crown Point, IN 46307

Outlot C in Edgewater - Phase One, an Addition to the City of Crown Point, recorded in Plat Book 92 page 94, in the Office of the Recorder of Lake County, Indiana, on December 11, 2002, as Document No. 2002-114727.

PIN: 45-16-11-153-006.000-042 (Outlot C)

Address: Outlot C, Crown Point, IN 46307

Outlot E in Edgewater – Phase Three, Block 1, an Addition to the City of Crown Point, Lake County, Indiana, recorded in Plat Book 108, page 65, in the Office of the Recorder of Lake County, Indiana, on October 30, 2015 as Document No. 2015-073536.

PIN: 45-16-10-283-002.000-042 (Outlot E)

Address: E. 111th Place, Crown Point, IN 46307

Outlot F in Edgewater – Phase Three, Block 2A, an Addition to the City of Crown Point, Lake County, Indiana, recorded in Plat Book 110, page 53, in the Office of the Recorder of Lake County, Indiana, on August 21, 2017, as Document No. 2017-055638.

PIN: 45-16-10-284-001.000-042 (Outlot F)

Address: Vermont Circle, Crown Point, IN 46307

