

2.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 089040

2017 DEC 28 PM 3:06

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH that Andrew James and Susan James, Husband and Wife, Grantors, of Lake County, Indiana CONVEY AND WARRANT to Hamms Lake Development, Inc., a corporation incorporated in Indiana, for the sum of Ten Dollars \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana: SEE ATTACHED SHEET FOR THE LEGAL DESCRIPTION OF PROPERTY BEING CONVEYED. (TWO PARCELS IN ONE COMBINED LEGAL DESCRIPTION).
Address: 85th and Tapper, St. John, IN 46373
Tax I.D. Nos.: 45-11-30-101-001.000-035 and 45-11-30-101-002.000-035



IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed by signing their names this 20th day of December, 2017.

ANDREW JAMES

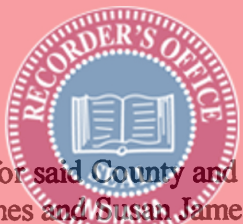
SUSAN JAMES

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 28 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)



Before me, a Notary Public in and for said County and State, this 20th day of December, 2017, personally appeared Andrew James and Susan James, Husband and Wife, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 20th day of December, 2017.

My Commission Expires: 5-1-2023
Resident: Lake County, Indiana

JAMES R. BIELEFELD, NOTARY PUBLIC

43910

This Instrument prepared by: James R. Bielefeld, Attorney at Law. 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.

James R. Bielefeld

SEND TAX STATEMENTS and RETURN TO: Hamms Lake Development, Inc.,
C/O Andrew James, President, 14509 Clark St., Crown Point, IN 45307.

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By:

#25⁰⁰
cash

DESCRIPTION OF PROPERTY: Part of the NW 1/4 of Section 30, Township 35 North, Range 9 West of the 2nd P.M. in Lake County, Indiana, described as follows: Beginning at the Southwest corner of said NW 1/4; thence North 00°17'22" West, along the West line of said NW 1/4, 1088.15 feet; thence North 38°04'04" East, 222.58 feet; thence North 87°13'19" East, 694.07 feet; thence North 13°36'49" East, 225.80 feet to a non-tangent curve to the right; thence Easterly along said curve, having a radius of 170.00 feet, a chord bearing of South 78°00'48" East, 9.65 feet, an arc length of 9.65 feet; thence North 10°21'35" East, 118.11 feet; thence North 01°20'57" West, 215.41 feet; thence South 87°50'10" East, 152.57 feet to a non-tangent curve to the right; thence Northerly along said curve, having a radius of 2030.00 feet, a chord bearing of North 02°49'23" East, 46.69 feet, an arc length of 46.69 feet to a point of tangency; thence North 03°28'55" East, 20.38 feet to a curve to the left; thence Northerly along said curve, having a radius of 1170.00 feet, a chord bearing of North 01°28'15" East, 82.11 feet, an arc length of 82.13 feet; thence North 00°32'24" West, 52.89 feet to a curve to the right; thence Northerly, Northeasterly and Easterly along said curve, having a radius of 220.00 feet, a chord bearing of North 44°27'27" East, 311.11 feet, an arc length of 345.55 feet; thence North 89°27'19" East, 9.74 feet to the West line of Kilkenny Estates, Unit One, as per plat thereof, recorded in Plat Book 79 page 45, in the Office of the Recorder of said County; thence South 00°32'41" East, along said West line, 280.00 feet to the Northwest corner of Kilkenny Estates, Unit Three, as per plat thereof, recorded in Plat Book 91 page 42, in the Office of the Recorder of said County; thence the following five courses along said West line: South 00°30'35" East, 1499.89 feet; thence North 89°29'25" East, 200.00 feet; thence South 00°30'35" East, 150.62 feet to a non-tangent curve to the left; thence Southwesterly, Southeasterly and Northeasterly along said curve, having a radius of 60.00 feet, a chord bearing of South 39°36'16" East, 118.49 feet, an arc length of 207.54 feet; thence South 00°30'35" East, 265.36 feet to the South line of said NW 1/4; thence North 89°14'33" West, 330.66 feet to the East line of the SW 1/4 of said NW 1/4; thence North 00°32'11" West, along said East line, 203.10 feet to the North line of the parcel described in a deed to St. John Park and Recreation Board, as recorded as Document No. 98005974, in the Office of the Recorder of said County; thence North 89°14'33" West, along said North line, 306.00 feet to the East line of the parcel described in a deed to St. John Park and Recreation Board, as recorded as Document No. 2003-029185, in the Office of the Recorder of said County; thence North 00°32'11" West, along the East line of said parcel, 100.00 feet to the North line of said parcel; thence North 89°14'33" West, along said North line, 150.00 feet to the West line of said parcel; thence South 00°32'11" East, along said West line and the West line of said parcel described in Document No. 98005974; 303.10 feet to the South line of said NW 1/4; thence North 89°14'33" West, along said South line, 797.73 feet to the point of beginning, containing 45.903 acres, more or less.