

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 013027

2019 MAR -4 AM 10:10

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: 10672 Juniper Lane, St. John, Indiana 46373  
Parcel Number: 45-15-03-426-022.000-015

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.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 31<sup>st</sup> day of January 2019.

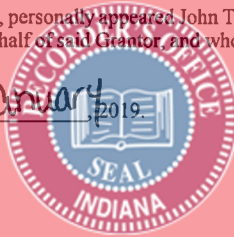
*BLB St. John, LLC*  
By its manager, *Lotton Development, Inc.*,

By: John T. Lotton, President

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

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.

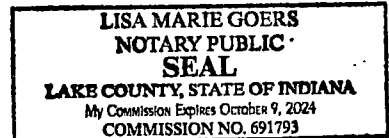
Witness my hand and Notarial Seal this 31<sup>st</sup> day of January 2019.



*Lisa M. Goers*  
Notary Public

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 - HIGHLAND

FNW1900144

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

21683

MAR 04 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

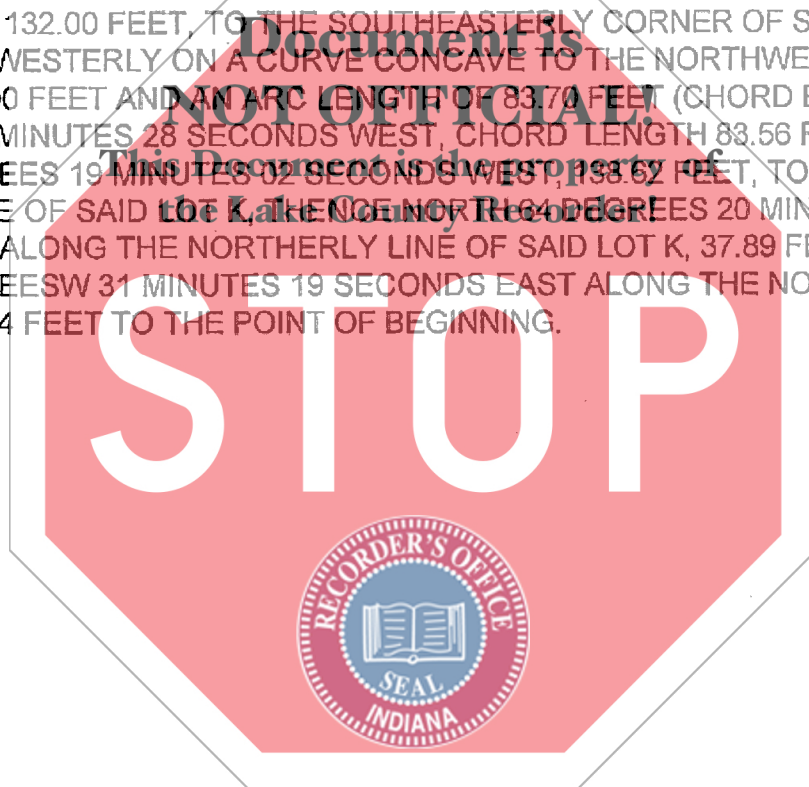
FIDELITY NATIONAL  
TITLE COMPANY

FNW1900144

25. -  
OR#1020703820

Exhibit A

LEGAL DESCRIPTION LOT 1056 (10672 JUNIPER LANE, ST. JOHN, INDIANA,  
BEING THAT PART OF LOT K, IN THE GATES OF ST. JOHN, UNIT 4D, AN ADDITION TO THE  
TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN  
PLAT BOOK 111, PAGE 03, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,  
INDIANA. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF  
LOT K, THENCE SOUTH 38 DEGREES 06 MINUTES 02 SECONDS EAST ALONG THE SAID  
EASTERLY LINE, 132.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT K,  
THENCE SOUTHWESTERLY ON A CURVE CONCAVE TO THE NORTHWEST WITH A  
RADIUS OF 407.00 FEET AND AN ARC LENGTH OF 83.70 FEET (CHORD BEARING SOUTH  
57 DEGREES 47 MINUTES 28 SECONDS WEST, CHORD LENGTH 83.56 FEET), THENCE  
NORTH 26 DEGREES 19 MINUTES 02 SECONDS WEST, 138.62 FEET, TO A POINT ON THE  
NORTHERLY LINE OF SAID LOT K, THENCE NORTH 84 DEGREES 20 MINUTES 14  
SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT K, 37.89 FEET, THENCE  
NORTH 48 DEGREES SW 31 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY LINE OF  
SAID LOT K, 17.84 FEET TO THE POINT OF BEGINNING.



300