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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 035280

2019 JUN 12 AM 10:08

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: 10680 Juniper Ln, St. John, Indiana 46373

Parcel Number: **45-15-03-426-024.000-015**

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 **20th** day of **May**, 2019.

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

By: _____
John T. Lotton, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

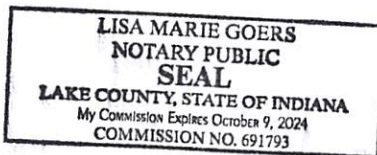
Before me, a Notary Public in and for said County and State, personally appeared John T. Lotton, President of Lotton Development, Inc., Manager of BLB St. John, LLC, and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this **20th** day of **May**, 2019.

[Signature]
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.**



25227

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

CK # 1820704032

FIDELITY - HIGHLAND

FW1901674

JUN 12 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

**FIDELITY NATIONAL
TITLE COMPANY LLC**
FW1901674

[Handwritten initials]
FB

LEGAL DESCRIPTION

Order No.: FNW1901674

For APN/Parcel ID(s): 45-15-03-426-024.000-015

For Tax Map ID(s): 45-15-03-426-024.000-015

Lot 1058, 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 3, in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the Northwesterly corner of said Lot K; thence South 89 degrees 15 minutes 02 seconds East along the North line of said Lot K, 77.03 feet, to the point of beginning; thence South 89 degrees 15 minutes 02 seconds East along said North line of said Lot K, 14.52 feet; thence North 81 degrees 17 minutes 04 seconds East along said North line of said Lot K, 43.16 feet; thence South 14 degrees 32 minutes 01 seconds East, 136.98 feet, to a point on a curve concave to the North and having a radius of 407.00 feet; thence Westerly along said curve an arc length of 76.70 feet (chord Bearing= S 80 degrees 51' 55" W, Chord length = 76.58); thence North 06 degrees 34 minutes 15 seconds West, 139.32 feet to the point of beginning.