

Mail tax bills to:
700 Springer Dr.
Lombard, IL 60148

CORPORATE WARRANTY DEED

2019 061388

THIS INDENTURE WITNESSETH, That **KM&N PROPERTIES, L.L.C.**

("Grantor") of **LAKE** County in the State of **INDIANA**

CONVEYS AND WARRANTS to **PROVIDENCE HOMES AT REGENCY, INC.**

of **LAKE** County in the State of **INDIANA**

in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in **LAKE** County, in the State of Indiana:

SEE ATTACHED LEGAL DESCRIPTION

The undersigned person executing this deed on behalf of Grantor represents and certifies that it is a Member of Grantor and has been fully empowered, by proper resolution of the 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. Grantor further certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.



Dated this 6th day of September, 2019.

KM&N PROPERTIES, L.L.C.

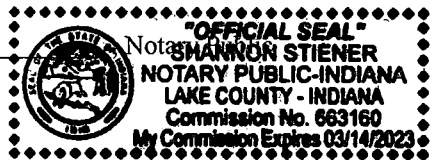
[Signature]
JAMES L. WIESER, as Trustee of the James L. Wieser Trust Dated July 28, 1994, Manager

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 6th day of Sept., 2019, personally appeared: James L. Wieser, as Trustee of the James L. Wieser Trust Dated July 28, 1994, Manager of KM&N Properties, L.L.C., and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 3-14-23
Resident of LAKE County

Signature: *[Signature]*
Printed: **Shannon Stiener**



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.

[Signature]
James L. Wieser, Attorney

This instrument prepared by James L. Wieser, Wieser & Wyllie, LLP, 429 W. Lincoln Hwy., Schererville, Indiana 46375, Attorney at Law; Attorney Identification No. 1232-45

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

**FIDELITY NATIONAL
TITLE COMPANY**
FNW1903635

SEP 10 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

052835

25-

CK#1820704179

**LEGAL DESCRIPTION FOR
HERITAGE FALLS - PHASE 3 UNIT 2
LOWELL, INDIANA**

THAT PART OF THE SOUTH 100 ACRES OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 42 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1660.74 FEET TO THE NORTHEAST CORNER OF THE SOUTH 100 ACRES OF SAID SOUTHEAST QUARTER, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF HERITAGE FALLS SUBDIVISION PHASE 1 RECORDED AS DOCUMENT 2007-098089; THENCE NORTH 89 DEGREES 16 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 100 ACRES AND ALONG THE NORTH LINE OF SAID HERITAGE FALLS SUBDIVISION PHASE 1 AND ALONG THE NORTH LINE OF HERITAGE FALLS SUBDIVISION PHASE 2 RECORDED AS DOCUMENT 2017-025439 AND ALONG THE NORTH LINE OF HERITAGE FALLS SUBDIVISION PHASE 3-UNIT 1A RECORDED AS DOCUMENT 2018-040781, A DISTANCE OF 1312.44 FEET TO THE NORTHWEST CORNER OF LOT 140 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3-UNIT 1A; THENCE SOUTH 00 DEGREES 43 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 140, A DISTANCE OF 103.62 FEET TO THE NORTHWEST CORNER OF LOT 141 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3-UNIT 1A; THENCE SOUTH 16 DEGREES 07 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF LOT 141 AND LOT 142 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3-UNIT 1A, A DISTANCE OF 155.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 142, SAID CORNER ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 73 DEGREES 52 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 142, A DISTANCE OF 135.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 142, SAID CORNER BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF BEN FRANKLIN DRIVE IN SAID HERITAGE FALLS SUBDIVISION PHASE 2; THENCE SOUTH 16 DEGREES 07 MINUTES 46 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.19 FEET TO THE SOUTHWEST CORNER OF SAID HERITAGE FALLS SUBDIVISION PHASE 2; THENCE SOUTH 73 DEGREES 52 MINUTES 17 SECONDS EAST, ALONG THE SOUTH PERIMETER OF SAID HERITAGE FALLS SUBDIVISION PHASE 2, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 42 SECONDS EAST, CONTINUING ALONG SAID SOUTH PERIMETER OF HERITAGE FALLS SUBDIVISION PHASE 2 AND ALONG THE A SOUTH PERIMETER OF SAID HERITAGE FALLS SUBDIVISION PHASE 1, A DISTANCE OF 503.54 FEET TO THE NORTHWEST CORNER OF LOT 89 IN SAID HERITAGE FALLS SUBDIVISION PHASE 1; THENCE ALONG THE WEST PERIMETER OF SAID HERITAGE FALLS SUBDIVISION PHASE 1 FOR THE NEXT EIGHT (8) COURSES; (1) THENCE SOUTH 04 DEGREES 43 MINUTES 42 SECONDS WEST, A DISTANCE OF 209.81 FEET; (2) THENCE SOUTH 12 DEGREES 12 MINUTES 17 SECONDS WEST, A DISTANCE OF 159.20 FEET; (3) THENCE SOUTH 04 DEGREES 58 MINUTES 09 SECONDS WEST, A DISTANCE OF 76.87 FEET; (4) THENCE SOUTH 06 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 493.20 FEET; (5) THENCE SOUTH 00 DEGREES 19 MINUTES 39 SECONDS EAST, A DISTANCE OF 78.69 FEET; (6) THENCE NORTH 89 DEGREES 21 MINUTES 15 SECONDS WEST, A DISTANCE OF 189.83 FEET; (7) THENCE SOUTH 00 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 10.00 FEET; (8) THENCE NORTH 89 DEGREES 21 MINUTES 15

**LEGAL DESCRIPTION FOR
HERITAGE FALLS - PHASE 3 UNIT 2
LOWELL, INDIANA**

SECONDS WEST, A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF LOT 129 IN SAID HERITAGE FALLS SUBDIVISION PHASE 1; THENCE NORTH 00 DEGREES 38 MINUTES 45 SECONDS EAST, A DISTANCE OF 168.51 FEET; THENCE NORTH 06 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 525.93 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 199.30 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 18 SECONDS WEST, A DISTANCE OF 8.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 32.58 FEET, A CHORD BEARING SOUTH 02 DEGREES 42 MINUTES 26 SECONDS WEST, AND A CHORD DISTANCE OF 32.57 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 85 DEGREES 18 MINUTES 25 SECONDS WEST, A DISTANCE OF 134.82 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 76.27 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 18 SECONDS EAST, A DISTANCE OF 282.11 FEET; THENCE NORTH 16 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 71.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 466,958 SQUARE FEET (10.720 ACRES) MORE OR LESS.

