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2019 065070

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 SEP 24 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: 10675 Peachtree Ln, St. John, Indiana 46373  
Parcel Number: Part of 45-15-03-430-001.000-015

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 30<sup>th</sup> day of August, 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 30<sup>th</sup> day of August, 2019.



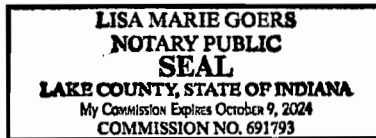
*Lisa Marie Goers*  
Notary Public

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 NATIONAL  
TITLE COMPANY**

29011



NOTIFIED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

*Fnw1903596*

SEP 24 2019

FIDELITY - HIGHLAND

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

*Fnw1903596*

*D* \$25<sup>00</sup>  
*CB*  
CK#1820704190

Exhibit A

LEGAL DESCRIPTION: LOT 1050 (10675 PEACHTREE LANE,  
ST. JOHN, INDIANA),

BEING THAT PART OF LOT I, 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 13 ON THE FACE OF THE  
RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS  
FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF  
SAID LOT I; THENCE ALONG A CURVE CONCAVE TO THE  
SOUTHWEST, WITH A RADIUS OF 178.00 FEET AND AN ARC  
LENGTH OF 53.43 FEET (CHORD BEARING: NORTH 34  
DEGREES 29 MINUTES 00 SECONDS WEST, CHORD  
LENGTH: 53.23 FEET), TO A POINT ON THE SOUTHERLY  
LINE OF SAID LOT I; THENCE NORTH 46 DEGREES 55  
MINUTES 04 SECONDS EAST, A DISTANCE OF 137.05 FEET  
INTO SAID LOT I; THENCE SOUTH 41 DEGREES 30 MINUTES  
40 SECONDS EAST, A DISTANCE OF 96.73 FEET TO THE  
EASTERLY CORNER OF SAID LOT I; THENCE SOUTH 64  
DEGREES 06 MINUTES 57 SECONDS WEST ALONG THE  
SOUTHEASTERLY LINE OF SAID LOT I, A DISTANCE OF  
149.01 FEET TO THE POINT OF BEGINNING.



OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER
2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307

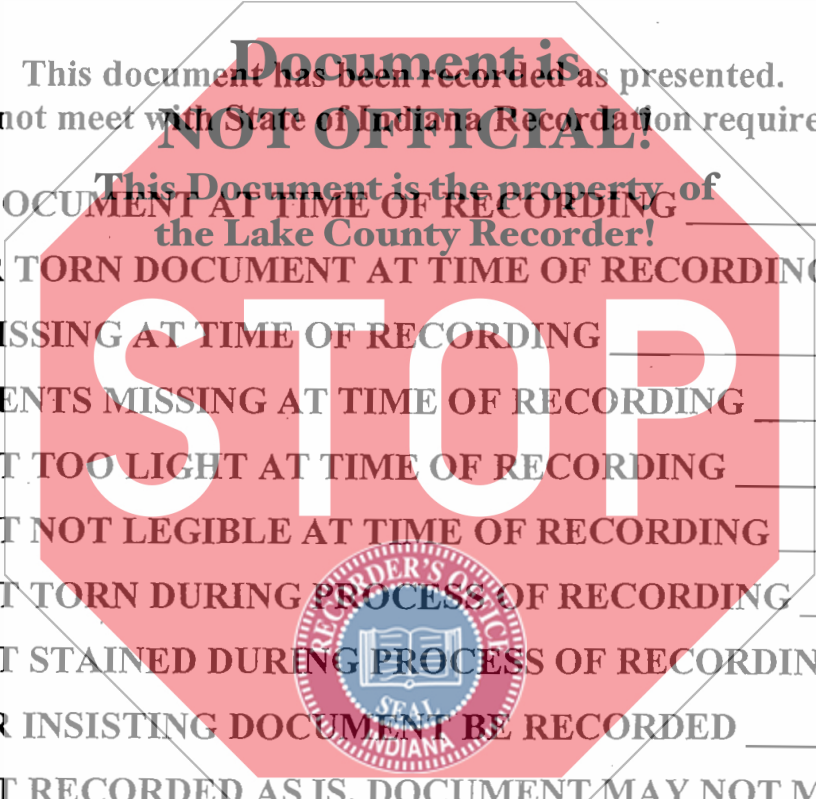
MICHAEL B. BROWN
Recorder

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PHONE (219) 755-3730
FAX (219) 755-3257

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Title Company: FN

CUSTOMER INITIALS: DATE: / /

EMPLOYEE INITIALS: DATE: / /