

2019-076031

2019 Nov 6

10:07 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
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: 10622 Juniper Ln, St. John, Indiana 46373  
Parcel Number: 45-15-03-426-014.000-015

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 10<sup>th</sup> day of October, 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 10<sup>th</sup> day of October, 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.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER



NOV 05 2019  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

FIDELITY NATIONAL  
TITLE COMPANY  
# 190-4216

25-  
EX# 1820704347

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Exhibit A

LEGAL DESCRIPTION: LOT 1044 (10622 JUNIPER LANE, ST. JOHN, INDIANA) ,  
LOT 1044, PART OF LOT H, IN THE GATES OF ST. JOHN, UNIT 4C, AN ADDITION TO  
THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 110, PAGE 52 IN THE OFFICE OF THE RECORDER OF  
LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WESTERLY MOST CORNER OF LOT H; THENCE NORTH 35  
DEGREES 10 MINUTES 18 SECONDS EAST, 165.33 FEET TO THE POINT OF  
BEGINNING; THENCE NORTH 35 DEGREES 10 MINUTES 18 SECONDS EAST, 52.00  
FEET; THENCE SOUTH 54 DEGREES 49 MINUTES 42 SECONDS EAST INTO SAID  
LOT H, 130.00 FEET; THENCE SOUTH 35 DEGREES 10 MINUTES 18 SECONDS  
WEST, 52.00 FEET; THENCE NORTH 54 DEGREES 49 MINUTES 42 SECONDS WEST  
INTO SAID LOT H, 130.00 FEET TO THE POINT OF BEGINNING.

