

2020-017262

2020 Mar 12

9:34 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2
Mail tax bills to: Emerald Crossing Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373

WARRANTY DEED

THIS INDENTURE WITNESSETH, That EMERALD CROSSING FARMS INC., an Indiana corporation ("Grantor") of Lake County in the State of Indiana

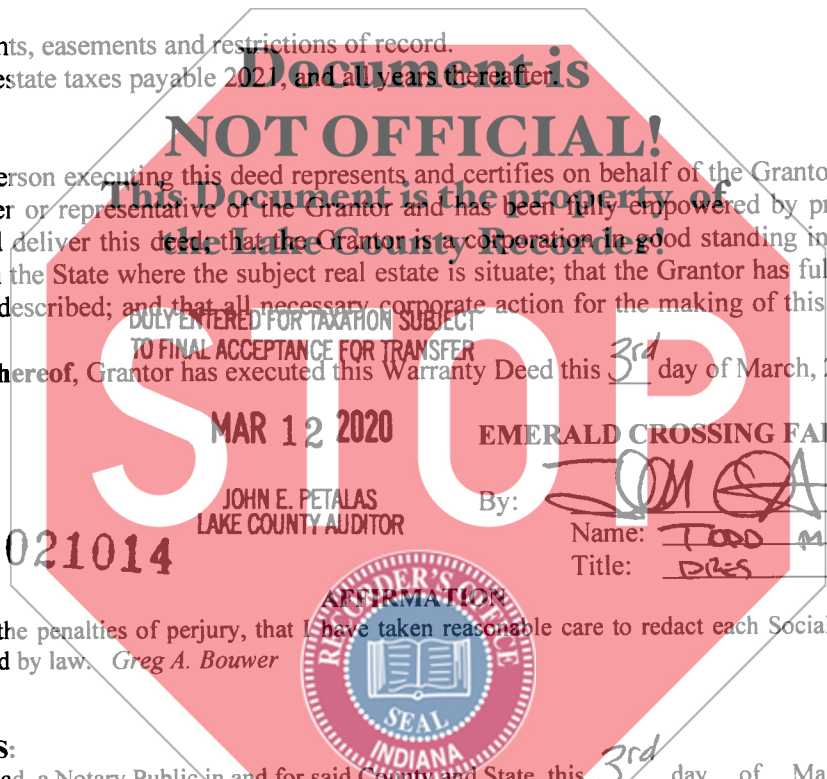
CONVEYS AND WARRANTS TO EMERALD CROSSING DEVELOPMENT LLC, an Indiana limited liability company, ("Grantee") located at 8051 Wicker Avenue, Suite A, St. John, Indiana 46373 of Lake County in the State of Indiana in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN AS IF FULLY SET FORTH.
PARCEL NO. 45-14-01-200-009.000-013 (PART OF)

Subject to all covenants, easements and restrictions of record.
Subject to 2020 real estate taxes payable 2021, and all years thereafter.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer or representative of the Grantor and has been duly empowered by proper resolution of the Grantor to execute and deliver this deed that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this Warranty Deed this 3rd day of March, 2020



MAR 12 2020

EMERALD CROSSING FARMS INC.

JOHN E. PETALAS
LAKE COUNTY AUDITOR

By:

Name: TODD M. OLTHOF
Title: PRES

021014

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. Greg A. Bouwer

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of March, 2020, personally appeared: Todd M. Olthof as president of Emerald Crossing Farms Inc., an Indiana corporation, 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: June 1, 2023 Signature [Signature]
Resident of Lake County Printed Laura B. Van Nevel Notary Public

Laura B. Van Nevel, Notary Public
SEAL
Lake County, State of Indiana
My Commission Expires June 1, 2023

This instrument prepared by and return after recording to:

Greg A. Bouwer, Koransky, Bouwer & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, Indiana 46311

FIDELITY NATIONAL
TITLE COMPANY

FNW2001218

CK#1820704557

25.00 D.N.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL DESCRIPTION (EMERALD CROSSING PHASE 9):

A PARCEL OF LAND LYING IN THE NORTH HALF OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, SAID PARCEL LYING WEST OF A PARCEL OF LAND DESCRIBED TO CWS HOLDINGS, LLC IN DOCUMENT NUMBER 2017 021537, RECORDED ON APRIL 5, 2017 IN THE RECORDER'S OFFICE OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1, THENCE SOUTH 89 DEGREES 42 MINUTES 47 SECONDS WEST (BASIS OF BEARINGS IS PER SAID DOCUMENT NUMBER 2017 021537), 347.14 FEET ALONG THE SOUTH LINE OF SAID WEST HALF TO THE WESTERLY LINE OF SAID CWS HOLDINGS, LLC PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 13 DEGREES 02 MINUTES 49 SECONDS EAST, 746.91 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 76 DEGREES 57 MINUTES 11 SECONDS WEST, 150.00 FEET; THENCE SOUTH 13 DEGREES 02 MINUTES 49 SECONDS WEST, 36.77 FEET; THENCE NORTH 79 DEGREES 47 MINUTES 13 SECONDS WEST, 160.20 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 31 SECONDS WEST, 431.35 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 29 SECONDS EAST, 135.00 FEET; THENCE SOUTH 03 DEGREES 17 MINUTES 35 SECONDS EAST, 60.07 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 29 SECONDS EAST, 135.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 31 SECONDS EAST, 240.00 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 29 SECONDS EAST, 424.01 FEET TO SAID SOUTH LINE OF THE WEST HALF; THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS EAST, 325.01 FEET ALONG SAID SOUTH LINE OF THE WEST HALF TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 8.94 ACRES MORE OR LESS.

