

2020-017263

2020 Mar 12 9:34 AM

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

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. 45-14-01-100-012.000-013 (PART OF)

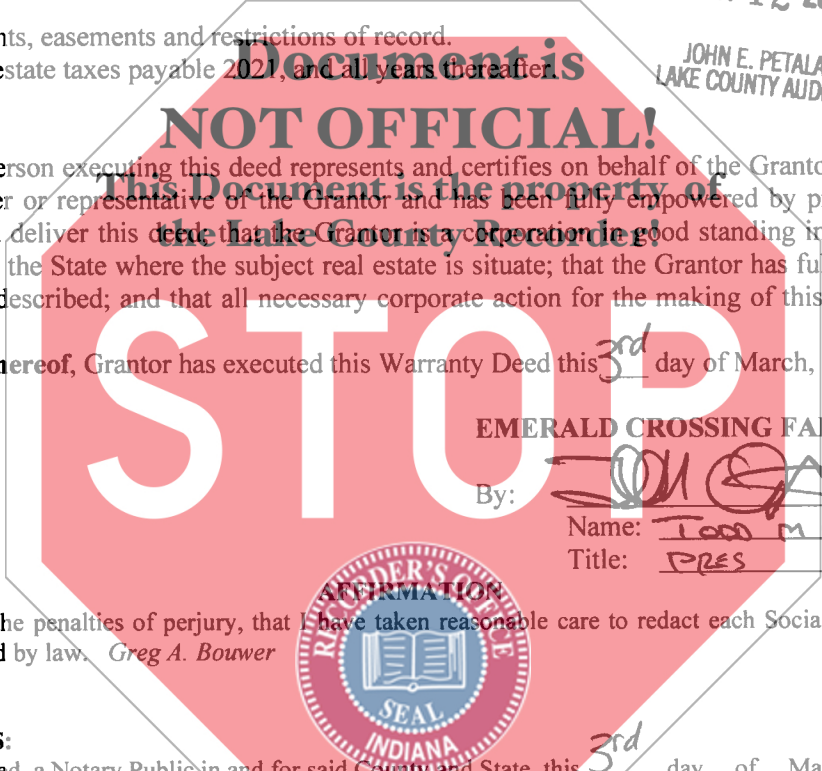
DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAR 12 2020

021015

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

JOHN E. PETALAS
LAKE COUNTY AUDITOR



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 fully 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

EMERALD CROSSING FARMS INC.

By: [Signature]
Name: TODD M OLTHOFF
Title: PRES

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. Olthoff 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 Navel Notary Public



This instrument prepared by and return after recording to:

FIDELITY NATIONAL
TITLE COMPANY

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

FNW2001221

CK# 1820764557

D

EXHIBIT A

LEGAL DESCRIPTION

EMERALD CROSSING RESIDENTIAL PARCEL (PART OF EMERALD CROSSING, UNIT 8)

A PARCEL OF LAND BEING PART OF THE NORTH HALF OF FRACTIONAL SECTION 1, TOWNSHIP 34 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, SAID PARCEL ALSO BEING PART OF PARCEL "A" AS SHOWN ON A PLAT OF SURVEY PREPARED BY DVG TEAM, INC., JOB NO. 1039-17, IN SURVEY BOOK 30, PAGE 59, RECORDED AS DOCUMENT NUMBER 2017 067791 ON OCTOBER 5, 2017, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS PLUG, REFERENCED BY THE LAKE COUNTY SURVEYOR'S OFFICE AS MARKING THE NORTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 52 MINUTES 32 SECONDS EAST (BASIS OF BEARINGS IS ASSUMED), 470.00 FEET ALONG THE NORTH LINE OF SAID SECTION 1 TO A MAG NAIL IN WASHER STAMPED "DVG TEAM INC FIRM 0120" (HEREINAFTER REFERRED TO AS A DVG MAG) AT THE NORTHWEST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 52 MINUTES 32 SECONDS EAST, 1071.84 FEET ALONG SAID NORTH LINE TO A DVG MAG AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO LARRY SILLS BY WARRANTY DEED RECORDED SEPTEMBER 13, 1978 AS DOCUMENT NUMBER 490010 IN THE LAKE COUNTY RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 12 MINUTES 06 SECONDS WEST, 162.36 FEET ALONG THE WEST LINE OF SAID SILLS TRACT TO A 5/8 INCH REBAR WITH BLUE CAP STAMPED "DVG TEAM FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR) AT THE SOUTHWEST CORNER OF SAID SILLS TRACT; THENCE SOUTH 89 DEGREES 52 MINUTES 32 SECONDS EAST, 280.50 FEET ALONG THE SOUTH LINE OF SAID SILLS TRACT AND ALONG THE SOUTH LINE OF A SECOND SILLS TRACT, AS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 13, 1978 AS DOCUMENT NUMBER 490009 IN SAID RECORDER'S OFFICE TO A DVG REBAR AT THE SOUTHEAST CORNER OF SAID SECOND SILLS TRACT; THENCE NORTH 00 DEGREES 12 MINUTES 06 SECONDS EAST, 162.36 FEET ALONG THE EAST LINE OF SAID SECOND SILLS TRACT TO A DVG MAG AT THE NORTHEAST CORNER OF SAID SECOND SILLS TRACT AND SAID NORTH LINE OF SECTION 1; THENCE SOUTH 89 DEGREES 52 MINUTES 32 SECONDS EAST, 12.65 FEET ALONG SAID NORTH LINE OF SECTION 1 TO A DVG MAG AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORD 305, PAGES 493 AND 494 IN SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 08 MINUTES 58 SECONDS WEST, 427.00 FEET ALONG THE WEST LINE OF SAID LAND DESCRIBED IN DEED RECORD 305, PAGES 493 AND 494 TO THE EAST EXTENSION OF THE NORTH LINE OF LOT 17 IN EMERALD CROSSING, UNIT 7 AS SHOWN IN PLAT BOOK 112, PAGE 66 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST, 202.02 FEET ALONG SAID EAST EXTENSION, THE NORTH LINE OF SAID LOT 17, AND THE WEST EXTENSION THEREOF TO THE EAST LINE OF LOT 16 IN SAID EMERALD CROSSING, UNIT 7; THENCE NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, 52.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS WEST, 1198.00 FEET ALONG THE NORTH LINES OF SAID EMERALD CROSSING, UNIT 7, EMERALD CROSSING, UNIT 3 AS SHOWN IN PLAT BOOK 109, PAGE 30 AS SHOWN IN SAID RECORDER'S OFFICE, AND EMERALD CROSSING, UNIT 1C AS SHOWN IN PLAT BOOK 102, PAGE 96 IN SAID RECORDER'S OFFICE TO THE SOUTHWEST CORNER OF SAID PARCEL "A" AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 330.00 FEET, AND A CHORD THAT BEARS NORTH 09 DEGREES 59 MINUTES 21 SECONDS EAST, 113.07 FEET; THENCE NORTHERLY 113.63 FEET ALONG SAID CURVE ALSO BEING THE WESTERLY LINE OF SAID PARCEL "A" TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AND A CHORD THAT BEARS NORTH 09 DEGREES 59 MINUTES 21 SECONDS EAST, 92.51 FEET; THENCE NORTHERLY 92.97 FEET ALONG LAST SAID CURVE ALSO BEING THE WESTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 00 DEGREES 07 MINUTES 28 SECONDS EAST, 172.45 FEET ALONG THE WEST LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING, CONTAINING 11.03 ACRES MORE OR LESS.