

2020-017384

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

2020 Mar 12 3:31 PM

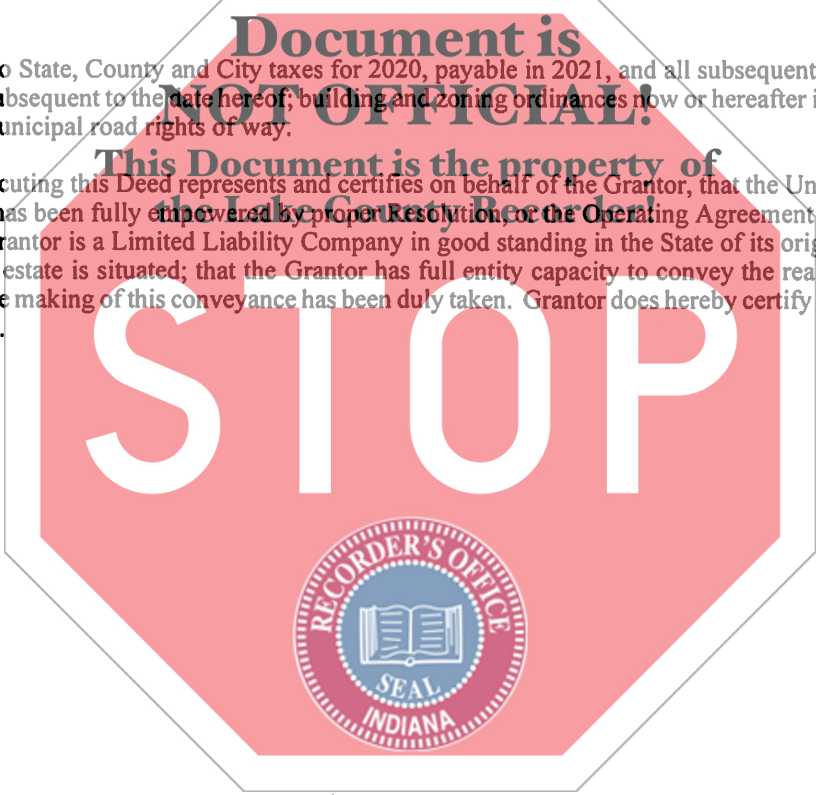
WARRANTY DEED

3

THIS INDENTURE WITNESSETH, That Canaan, LLC, a Foreign Limited Liability Company, duly authorized to do business in the State of Indiana ("Grantor"), CONVEYS AND WARRANTS to Providence Christian Academy Association, Inc., an Indiana Not-For-Profit Corporation ("Grantor"), in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following parcel of real estate legally described on Exhibit A attached hereto, located in Lake County, in the State of Indiana.

This conveyance is subject to State, County and City taxes for 2020, payable in 2021, and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements restrictions of record, and county and municipal road rights of way.

The undersigned Person executing this Deed represents and certifies on behalf of the Grantor, that the Undersigned is a duly authorized member 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.



DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAR 12 2020

021035

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Handwritten signature and number:
02005366

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 9th day of March, 2020.

Canaan, LLC, a Foreign Limited Liability Company,
duly authorized to do business in the State of Indiana

By: *Dale Reiser*
Dale Reiser, Managing Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Dale Reiser, Managing Member of Canaan, LLC, a Foreign Limited Liability Company duly authorized to do business in the State of Indiana, 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 and correct.

Witness my hand and Notarial Seal this 9th day of March, 2020.



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. This document was prepared by David M. Austgen, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

Mail tax bills to: Providence Christian Academy Association, Inc., 14795 W 101st Avenue, Suite A, Dyer, IN 46311

Part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 34 North, Range 10 West of the Second Principal Meridian, Lake County, Indiana, more particularly described as follows: Commencing at the Northeast corner of said Section 1; thence North 89 degrees 55 minutes 47 seconds West, along the North line of said Section 1, a distance of 1318.64 feet to the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 02 minutes 46 seconds West, along the West line of said Northeast Quarter, a distance of 425.00 feet to the point of beginning; thence continuing South 00 degrees 02 minutes 46 seconds West, along said West line, a distance of 821.73 feet; thence North 42 degrees 15 minutes 25 seconds East, along the approximate centerline of the existing Explorer Pipeline, a distance of 1441.93 feet; thence North 00 degrees 00 minutes 06 seconds East, a distance of 128.31 feet to the South right-of-way line of 101st Avenue, deeded to Lake County, Indiana, by deed recorded June 3, 2004, as Document No. 2004 046227; thence North 89 degrees 55 minutes 47 seconds West, parallel with the North line said Section 1, and along said South right-of-way line of 101st Avenue, a distance of 386.58 feet; thence South 00 degrees 04 minutes 13 seconds West, a distance of 335.68 feet; thence North 89 degrees 55 minutes 47 seconds West, parallel with said North line, a distance of 36.00 feet; thence South 00 degrees 04 minutes 13 seconds West, a distance of 140.35 feet; thence North 89 degrees 55 minutes 47 seconds West, parallel with said North line, a distance of 245.89 feet; thence North 00 degrees 02 minutes 46 seconds East, parallel with the said West line, a distance of 101.03 feet; thence North 89 degrees 55 minutes 47 seconds West, parallel with said North line, a distance of 300.00 feet to the point of beginning.

Commonly known as: part of 14785 101st Avenue, Dyess, IN 46311

PIN: 45-14-01-200-007.000-015

