

4

2020-063531

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

2020 Sep 14 8:34 AM

Mail tax bills to: Providence Homes at Regency, Inc., 700 Springer Street, Lombard, IL 60148

WARRANTY DEED

THIS INDENTURE WITNESSETH that **KM&N PROPERTIES LLC**, an Indiana limited liability company (collectively, the "Grantor") of Lake County in the State of Indiana CONVEYS AND WARRANTS TO **PROVIDENCE HOMES AT REGENCY, INC.**, an Indiana corporation, 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 attached Exhibit A

Parcel No.: 45-19-15-451-001.000-038

Subject to 2020 real estate taxes payable 2021, and all years thereafter.

Dated this 18th day of September 2020.

NE corner Cline Ave, Lowell, IN 46356

KM&N PROPERTIES LLC



By

Name: JAMES L. WIESER
Title: MEMBER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER INDIANA

SEP 11 2020

026136

STATE OF INDIANA
COUNTY OF LAKE SS:

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of Sept, 2020, personally appeared: James L. Wieser as Member of KM&N Properties LLC, an Indiana limited liability company, 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: 8/7/22 Signature [Signature]

Resident of Lake County Printed _____ Notary Public _____

FIDELITY NATIONAL
TITLE COMPANY
#NW20049743



25-RM

CK#1820704744

Executed and delivered in my presence:

Debbie Noworyta

Witness: Debbie Noworyta
[Printed Name]

State of IN)
) SS:
County of Lake

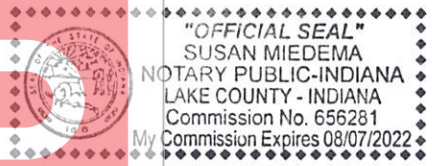
Before me, a Notary Public in and for said County and State, personally appeared Debbie Noworyta, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Tim DeWesse in the presence of the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 18 day of Sept, 2020.

My Commission Expires: 8/7/22

County of Residence: Lake

Signature [Signature]
Printed Name SUSAN MIEDEMA
NOTARY PUBLIC



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. Bower*

This instrument prepared by and return after recording to:
Greg A. Bower, Koransky, Bower & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, Indiana 46311

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH 100 ACRES OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 42 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1660.74 FEET TO THE NORTHEAST CORNER OF THE SOUTH 100 ACRES OF SAID SOUTHEAST QUARTER, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF HERITAGE FALLS SUBDIVISION PHASE 1 RECORDED AS DOCUMENT 2007-098089; THENCE NORTH 89 DEGREES 16 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 100 ACRES AND ALONG THE NORTH LINE OF SAID HERITAGE FALLS SUBDIVISION PHASE 1 AND ALONG THE NORTH LINE OF HERITAGE FALLS SUBDIVISION PHASE 2 RECORDED AS DOCUMENT 2017-025439 AND ALONG THE NORTH LINE OF HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1A RECORDED AS DOCUMENT 2018-040781, A DISTANCE OF 1312.44 FEET TO THE NORTHWEST CORNER OF LOT 140 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1A; THENCE SOUTH 00 DEGREES 43 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 140, A DISTANCE OF 103.62 FEET TO THE NORTHWEST CORNER OF LOT 141 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1A; THENCE SOUTH 16 DEGREES 07 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF LOT 141 AND LOT 142 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1A AND ALONG THE WEST LINE OF HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 2 RECORDED AS DOCUMENT 2020-034597, A DISTANCE OF 227.44 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 18 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 282.11 FEET TO THE SOUTHWEST CORNER OF LOT 145 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 2, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 16 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 145, A DISTANCE OF 135.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN FRANKLIN DRIVE IN SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 2; THENCE SOUTH 00 DEGREES 43 MINUTES 18 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTHERLY PERIMETER OF SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 2; THENCE SOUTH 89 DEGREES 16 MINUTES 42 SECONDS EAST, ALONG SAID SOUTHERLY PERIMETER, A DISTANCE OF 199.30 FEET TO A POINT ON THE WESTERLY PERIMETER OF SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 2; THENCE ALONG THE WESTERLY PERIMETER OF SAID HERITAGE FALLS SUBDIVISION PHASE 3-UNIT 2 FOR THE NEXT THREE (3) COURSES: (1) THENCE SOUTH 06 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 525.93 FEET; (2) THENCE SOUTH 00 DEGREES 38 MINUTES 45 SECONDS WEST, A DISTANCE OF 168.51 FEET; (3) THENCE SOUTH 89 DEGREES 21 MINUTES 15 SECONDS EAST, A DISTANCE OF 6.00 FEET TO THE NORTHWEST CORNER OF LOT 129 IN SAID HERITAGE FALLS SUBDIVISION PHASE 1; THENCE SOUTH 00 DEGREES 38 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 129, A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTH LINE OF HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1A, RECORDED AS DOCUMENT 2018-040781; THENCE NORTH 89 DEGREES 21 MINUTES 15 SECONDS WEST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1B, RECORDED AS DOCUMENT 2018-075937, SAID LINES ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF MAYFLOWER DRIVE, A DISTANCE OF 336.00 FEET TO A POINT ON THE EASTERLY PERIMETER OF SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1B; THENCE NORTH 00 DEGREES 38 MINUTES 45 SECONDS EAST, ALONG SAID EASTERLY PERIMETER, A DISTANCE OF 175.00 FEET; THENCE NORTH 03 DEGREES 05 MINUTES 09 SECONDS EAST, CONTINUING ALONG SAID EASTERLY PERIMETER AND ITS NORTHERLY EXTENSION, A DISTANCE OF 170.94 FEET; THENCE NORTH 06 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 407.20 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 76.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 265,228 SQUARE FEET (6.089 ACRES) MORE OR LESS.

PARCEL 2:

THAT PART OF THE SOUTH 100 ACRES OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 42 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1660.74 FEET TO THE NORTHEAST CORNER OF THE SOUTH 100 ACRES OF SAID SOUTHEAST QUARTER, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF HERITAGE FALLS SUBDIVISION PHASE 1 RECORDED AS DOCUMENT 2007-098089; THENCE NORTH 89 DEGREES 16 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH 100 ACRES AND ALONG THE NORTH LINE OF SAID HERITAGE FALLS SUBDIVISION PHASE 1 AND ALONG THE NORTH LINE OF HERITAGE FALLS SUBDIVISION PHASE 2 RECORDED AS DOCUMENT 2017-025439 AND ALONG THE NORTH LINE OF HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1A RECORDED AS DOCUMENT 2018-040781, A DISTANCE OF 1312.44 FEET TO THE NORTHWEST CORNER OF LOT 140 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1A, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 43 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 140, A DISTANCE OF 103.62 FEET TO THE NORTHWEST CORNER OF LOT 141 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1A; THENCE SOUTH 16 DEGREES 07 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF LOT 141 AND LOT 142 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 1A AND ALONG THE WEST LINE OF HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 2 RECORDED AS DOCUMENT 2020-034597, A DISTANCE OF 227.44 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 18 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 192.11 FEET TO THE NORTHWEST CORNER OF LOT 145 IN SAID HERITAGE FALLS SUBDIVISION PHASE 3 - UNIT 2, THENCE NORTH 89 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 18 SECONDS EAST, A DISTANCE OF 195.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 82 DEGREES 54 MINUTES 24 SECONDS WEST, A DISTANCE OF 69.92 FEET; THENCE NORTH 68 DEGREES 38 MINUTES 18 SECONDS WEST, A DISTANCE OF 560.08 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 18 SECONDS EAST, A DISTANCE OF 114.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 100 ACRES AS MONUMENTED AND PLATTED IN SAID HERITAGE FALLS SUBDIVISION PHASE 1, PHASE 2 AND PHASE 3 UNIT 1A; THENCE SOUTH 89 DEGREES 16 MINUTES 42 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 753.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 182,663 SQUARE FEET (4.193 ACRES) MORE OR LESS.

