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2020-083242

2020 Nov 17

10:59 AM

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

CTNW8003715B-COM

WARRANTY DEED

THIS INDENTURE WITNESSETH that Grantor, **LBL Development LLC**, an Indiana limited liability company, conveys and warrants to Grantee, **Forestar (USA) Real Estate Group, Inc.**, a Delaware Corporation, the following Real Estate in Lake County, Indiana, to-wit:

See legal description on attached Exhibit A.

Subject nevertheless to the exceptions listed on the attached Exhibit B.

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 day of November, 2020.

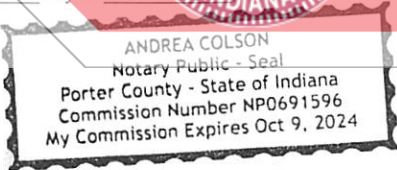
*LBL Development LLC*  
By its manager, *Lotton Development, Inc.*,

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 LBL Development 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 day of November, 2020.



*Andrea Colson*  
Notary Public, *Andrea Colson*

CHICAGO TITLE INSURANCE COMPANY



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 13 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

*JKS*

*\$25.00*

*A182080931*

(2)

Executed and delivered in my presence:

  
Kim Chael

[witness' signature]

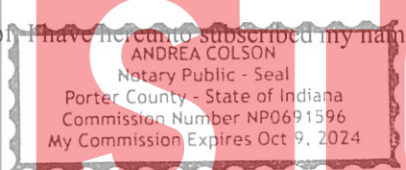
[witness' printed name]

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Before me, the undersigned, a Notary Public, this 10 day of Nov, 2020, personally appeared Kim Chael, 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 John T. Lotton in the above-named subscribing witness' 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.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.



Andrea Colson  
Notary Public, Andrea Colson

**Mail tax bills to: Forestar (USA) Real Estate Group Inc. c/o/ D.R. Horton, Inc. – Midwest, Attn: Accounting, 750 E. Bunker Ct., Suite 500, Vernon Hills, IL 60061**

*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.*

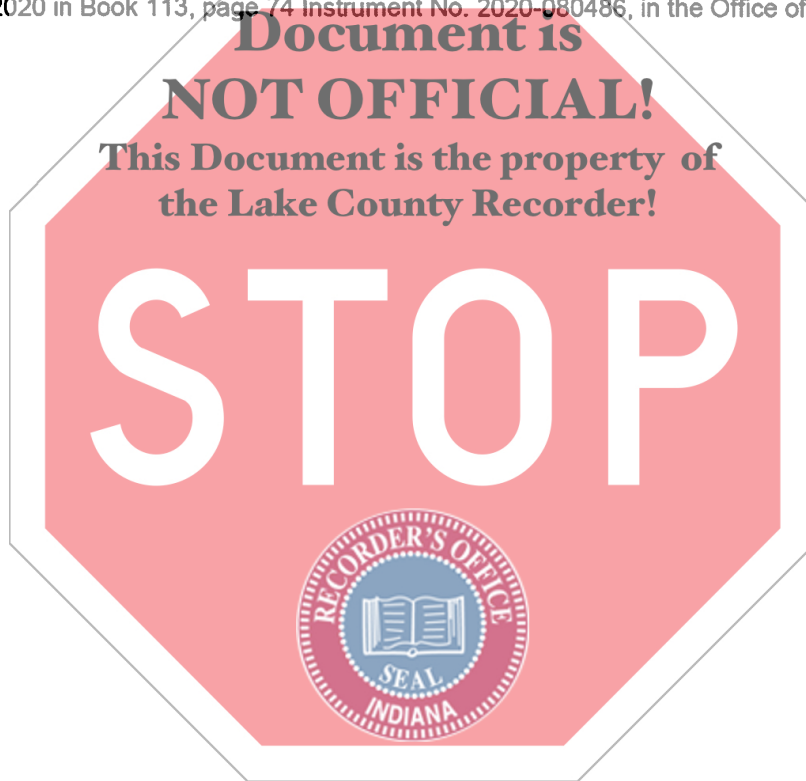


**Exhibit A**

**For APN/Parcel ID(s): 45-15-02-100-014.000-059 and 45-15-02-300-007.000-059**

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Lots 2600-2621 inclusive, 2628-2649 inclusive, 2314-2318 inclusive, 2103-2107 inclusive, 2100-2101 inclusive, 2110-2117 inclusive and 2125-2140 inclusive in an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof recorded November 4, 2020 in Book 113, page 74 Instrument No. 2020-080486, in the Office of the Recorder Lake County Indiana.



**Exhibit B**

1. Taxes for the year 2020 are a lien, due in 2021, but are not yet due and payable.
2. Added improvements in place as of January 1, 2020 are subject to assessment which could increase the tax amounts due in 2021, in such cases, the Town or Township assessor should be contacted relative to possible new assessment amounts.
3. The Company assumes no liability for increases in the amount of real estate taxes as shown above, and any civil penalties, as a result of retroactive revaluation of the land and improvements, changes in the usage of the land or the loss of any exemption or deduction applicable to the land insured herein.
4. Easement for roadway and underground utility lines dated December 20, 1984 and recorded January 23, 1985 as Instrument No. 789255. Shown on an ALTA/NSPS Land Title Survey prepared by Scientists Surveyors, dated September 11, 2020 and last revised \_\_\_\_\_, 2020 as Project No. 202082. Hereinafter referred to as the Survey.
7. Utility Easement dated November 27, 2018 and recorded January 7, 2019 as Instrument No. 2019-001063. Shown on the Survey.
8. Resolution No. 2019-09-26 recorded December 26, 2019 as Instrument No. 2019-089284.
9. Ordinance Annexing Adjacent and Contiguous Territory recorded December 30, 2019 as Instrument No. 2019-091110.
10. The address shown on Schedule A, is solely for the purpose of identifying said tract and should not be construed as insuring the address shown in the description of the land.
11. Covenants, conditions, and restrictions easements, and building lines as shown in the plat of The Gates of St. John Units 21, 23 and 26 Subdivision recorded in Plat Book 113, Page 74 and in Instrument Number 2020-080486.
12. Terms, provisions, covenants, easements, and restrictions, shown in Declaration for The Gates of St. John East, but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document shown below, and all amendments thereto, including but not limited to, the duties and obligations arising from automatic membership in the association of The Gates of St. John East, recorded on November 9, 2020, as Instrument No. 2020 081630.
13. Mortgage and Security Agreement dated November \_\_, 2020 by Forestar (USA) Real Estate Group Inc, a Delaware corporation to D.R. Horton, Inc.-Midwest, a California corporation in the amount of \$522,000.00 recorded 11/12, 2020 as Instrument No. 0000-083243