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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-024948

8:58 AM 2021 Mar 19

Split from Property Number:
45-12-34-126-003.000-030

Tax Mailing Address:
5321 CORPORATE BLVD
BATON ROUGE LA 70808-2506

COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH that **AMERIPLEX PRF, LLC**, an Indiana limited liability company, Grantor, of St. Joseph County, in the State of Indiana, **Conveys and Warrants to**

TLC Properties, Inc.,

Grantee, of East Baton Rouge Parish, in the State of Louisiana, for the sum of ten dollars (\$10.00) and other valuable consideration; the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

1.5 acres lying immediately North of Lot 7 in Ameriplex at the crossroads, as per plat thereof, recorded in Plat Book 107, page 27, in the Office of the Recorder of Lake County, Indiana. ** see Attached Exhibit 'A' legal*

Commonly known as: vacant land-Georgia St.
Merrillville, IN 46410


SUBJECT TO the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2020 payable in 2021 and thereafter.

IN WITNESS WHEREOF, AMERIPLEX PRF, LLC, AN INDIANA LIMITED LIABILITY COMPANY has executed this Company Warranty Deed on this 10th day of March, 2021.

AMERIPLEX PRF, LLC, an Indiana limited liability company

By Ameriplex Partners, L.P., Its managing member

By Holladay Partners-Midwest Inc., general partner of Ameriplex Partners, L.P.

By: 
John T. Phair, President of Holladay Partners-Midwest Inc.

(Company Warranty Deed - GITC File No. IN010803 - Page 1 of 2)

IN010803

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 18 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25- RM
35733

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NOT AN OFFICIAL DOCUMENT

State of Indiana)
County of St. Joseph) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared John T. Phair, President of Holladay Partners-Midwest Inc., general partner of Ameriplex Partners, L.P., managing member of Ameriplex PRF, LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing Company Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 10 day of March, 2021.



Notary's Signature: Amanda K Domalewski

Notary's Printed Name: Amanda K Domalewski

Notary's County of Residence: St. Joseph

Notary's Commission Expires: 04-29-2022

After recording return to and Mailing Address of Grantee:

TLC Properties, Inc.
5321 CORPORATE BLVD
BATON ROUGE LA 70808-2506

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Chris Fox
This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company commitment no. IN010803.

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

PART OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF AMERIPLEX AT THE CROSSROADS, LOT 7, AS RECORDED IN PLAT BOOK 107, PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH $70^{\circ} 13' 47''$ WEST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 352.44 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH $46^{\circ} 20' 21''$ EAST 356.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GEORGIA STREET, AS PLATTED IN AMERIPLEX AT THE CROSSROADS, RECORDED IN PLAT BOOK 101, PAGE 52; THENCE SOUTH $28^{\circ} 25' 59''$ EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE 58.94 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, (SAID CURVE HAVING A RADIUS OF 460.00 FEET, A CHORD LENGTH 316.83 FEET, A CHORD BEARING OF SOUTH $08^{\circ} 17' 21''$ EAST) AN ARC DISTANCE OF 323.46 FEET TO THE POINT OF BEGINNING.

Property address: vacant land-Georgia St, Merrillville, IN 46410
Tax Number: 45-12-34-126-003.000-030