

NOT AN OFFICIAL DOCUMENT

2

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-032085

3:07 PM 2021 Apr 14

QUITCLAIM DEED

Southlake Church of God, Inc. ("Grantor") of Lake County, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration received, does hereby remise, release and quitclaim unto Price Point Builders 2 LLC ("Grantee"), and heirs and assigns, the following described premises, County of Lake, State of Indiana, described as follows:

A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, SAID PARCEL ALSO BEING PART OF LOT 1, PART OF LOT 2, ALL OF LOT 3, AND PART OF A 30 FOOT WIDE INGRESS-EGRESS AND UTILITY EASEMENT ALL AS SHOWN IN SOUTHLAKE ESTATES, AS RECORDED IN PLAT BOOK 77, PAGE 70 IN THE RECORDER'S OFFICE IN SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89 DEGREES 17 MINUTES 46 SECONDS EAST (BASIS OF BEARINGS IS PER SAID SOUTHLAKE ESTATES PLAT), 474.01 FEET (PER PLAT, 474.10 FEET CALCULATED) ALONG THE SOUTH LINE OF SAID LOT 1 TO A LINE 7 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 359.70 FEET ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 373.95 FEET ALONG SAID SOUTH LINE OF LOT 2 AND THE EAST EXTENSION THEREOF; THENCE NORTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 28.24 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 48 SECONDS EAST, 127.48 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 12 SECONDS EAST, 120.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER AND THE NORTHEAST CORNER OF LAND DEEDED TO THE CITY OF HOBART IN DOCUMENT NUMBER 2002-006906 RECORDED ON JANUARY 22, 2002 IN THE SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 02 MINUTES 53 SECONDS WEST, 566.04 FEET ALONG LAST SAID EAST LINE; THENCE NORTH 89 DEGREES 17 MINUTES 46 SECONDS WEST, 1023.09 FEET TO A POINT ON THE NORTH EXTENSION OF THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS EAST, 330.03 FEET ALONG SAID NORTH EXTENSION TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 17 MINUTES 46 SECONDS EAST, 339.08 FEET ALONG LAST SAID NORTH LINE; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS EAST, 90.27 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 07 SECONDS EAST, 135.00 FEET TO SAID 7 FOOT PARALLEL LINE; THENCE SOUTH 00 DEGREES 02 MINUTES 53 SECONDS EAST, 187.80 FEET ALONG LAST SAID 7 FOOT PARALLEL LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 11.17 ACRES MORE OR LESS EXCEPTING THEREFROM ALL OF THE LAND LYING WITHIN SAID LOTS 2 AND 3, SAID PARCEL LESS EXCEPTIONS CONTAINING 9.44 ACRES MORE OR LESS.

More commonly referenced as: 61st Avenue and Colorado Street, Hobart, Indiana 46342

SUBJECT HOWEVER, THAT IN THE EVENT THE GRANTEE, PRICE POINT BUILDERS 2 LLC, BE DISSOLVED OR MEMBER BRUCE YOUNG DIE OR BECOME PERMANENTLY DISABLED FOR LONGER THAN SIX MONTHS, OR THE DEVELOPMENT OF THE PROPERTY DOES NOT OCCUR FOR LONGER THAN SIX MONTHS AFTER APPROVAL FROM THE MUNICIPALITY FOR THE PROPERTY DESCRIBED HEREIN, THEN THE HEREIN DESCRIBED PROPERTY SHALL REVERT TO THE GRANTOR SOUTHLAKE CHURCH OF GOD, INC.

DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

APR 14 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR



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IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 29 day of MARCH, 2021.

Samuel W. Abbott
Southlake Church of God, Inc., Grantor
Printed Name: SAMUEL W. ABBOTT

Grantee's Address and Mail Tax Statements to:
PO Box 1343 Crown Point, IN 46308

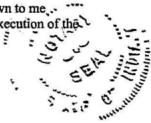
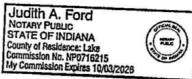
STATE OF INDIANA

COUNTY OF Lake

Before me, the undersigned, a notary public in and for said state personally appeared, personally known to me, Samuel W. Abbott, on behalf of Southlake Church of God, Inc., and acknowledged the execution of the foregoing Deed and who, as sworn, stated that the representations therein are true.

Witness, my hand and Seal this 29th day of March, 2021.

Judith A. Ford
Signature of Notary
Printed Name: Judith A. Ford
County of Residence: Lake
My Commission Expires: 10/03/26



I hereby witnessed the undersigned in the execution of the foregoing Deed this 29th day of March 29th, 2021.

Amy L. Spordlin
Signature of Witness
Printed Name: Amy L. Spordlin

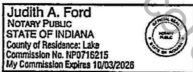
STATE OF INDIANA

COUNTY OF Lake

Before me, the undersigned, a notary public in and for said state personally appeared, personally known to me Amy L. Spordlin, and acknowledged the witnessing of the execution of the foregoing Deed by the Grantor and who, as sworn, stated that the representations therein are true.

Witness, my hand and Seal this 29th day of March, 2021.

Judith A. Ford
Signature of Notary
Printed Name: Judith A. Ford
County of Residence: Lake
My Commission Expires: 10/03/26



I affirm under penalty of perjury that I have taken reasonable care to redact each social security number in this document unless required by law.

Isaac Carr
Isaac Carr
Attorney at Law

This instrument was prepared by: Isaac Carr, Attorney at Law, IN#:32534-64
CCSK Law LLC, 57 Michigan Ave., ste 101, Valparaiso, IN 46383