

LAKE COUNTY, INDIANA, 021-0421, 1

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04/14/2021 03:03PM
Total Fees: 25.00
By: DV
Pg #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 14 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

MAIL TAX STATEMENTS TO:

1969 Central Ave
Lake Station, IN
46405

Parcel No. 45-09-08-300-005.000-021
Address of Real Property:
Vacant Land
Lake Station, IN 46405

LIMITED LIABILITY COMPANY DEED

THIS INDENTURED WITNESSETH, that Oaktree Farm, LLC ("Grantor"), a Limited Liability Company, organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to City of Lake Station for the benefit of City of Lake Station Sanitary District ("Grantee") of Lake County, in the State of Indiana, in consideration of Ten (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

See attached Exhibit "A"

Parcel No. 45-09-08-300-005.000-021

Real estate commonly known as: Vacant Land in Lake Station, Indiana 46405

Subject to: All taxes payable, easements and restrictions of record.

The undersigned person executing this Deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected 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.

13th IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this APRIL day of APRIL, 2021.

OAKTREE FARM, LLC

By: Rodney Johnson
RODNEY JOHNSON, MANAGING MEMBER

21-11780

HOLD FOR MERIDIAN TITLE CORP

LAKE COUNTY, INDIANA, (821-9421)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, PHILIP J. IGNARSKI, a Notary Public in and for said County and State, this 13th day of APRIL, 2021, Rodney Johnson, as the Managing Member of Oaktree Farm, LLC, an Indiana Limited Liability Company, Grantor, acknowledged the execution of the foregoing Limited Liability Company Deed as his voluntary act for the purposes stated therein.

WITNESS under my hand and Notarial Seal this 13th day of APRIL, 2021.

Philip J. Ignarski
NOTARY PUBLIC (written)
PHILIP J. IGNARSKI
NOTARY PUBLIC (printed)

My Commission Expires: 02/26/22
County of Residence: LAKE

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.
[Signature]



EXHIBIT "A"

That part of the Southeast Quarter of Section 8, Township 36 North, Range 7 West of the Second Principal Meridian, City of Lake Station, Hobart Township, Lake County, Indiana more particularly described as follows:

Commencing at the Northeast corner of Section 8, Township 36 North, Range 7 West; thence South 00 degrees 48 minutes 31 seconds East (basis of bearing is Indiana State Plane West) 3102.55 feet along the East Line of said Section 8 to the Northwestern boundary line of a tract of land granted to the City of Lake Station on Behalf of Lake Station Sanitary District ("Sanitary District Parcel") described in Instrument No. 2013017592 and recorded in the Office of the Recorder of Lake County, Indiana; the next Ten (10) courses are along the Northwestern boundary lines of said "Sanitary District Parcel": (1) thence South 35 degrees 30 minutes 47 seconds West 239.25 feet; (2) thence South 00 degrees 43 minutes 58 seconds West 2.29 feet; (3) thence North 89 degrees 16 minutes 02 seconds West 1.59 feet; (4) thence South 35 degrees 30 minutes 47 seconds West 32.29 feet; (5) thence South 34 degrees 24 minutes 57 seconds West 233.52 feet to a non-tangent curve; (6) thence along said curve an arc distance of 95.07 feet having a radius of 1054.93 feet and being sub-tended by a long chord of South 33 degrees 41 minutes 51 seconds West 95.04 feet; (7) thence South 00 degrees 43 minutes 58 seconds West 25.33 feet; (8) thence North 89 degrees 16 minutes 02 seconds West 14.39 feet to a non-tangent curve; (9) thence along said curve an arc distance of 7.87 feet having a radius of 1054.93 feet and being subtended by a long chord of South 29 degrees 19 minutes 12 seconds West 7.87 feet; (10) South 29 degrees 06 minutes 22 seconds West 79.99 feet; thence continue South 29 degrees 06 minutes 22 seconds West 41.58 feet along the Southeastern boundary line of a tract of land granted to CFJ Properties described in Instrument No. 98083350 and recorded in said Office of the Recorder to the Southern corner of said CFJ Properties tract said point being the Point of Beginning of this description the next 2 courses are along the Easterly boundary lines of a tract of land granted to Oak Tree Farm, LLC described in Instrument No. 2011018205 and recorded in said Office of the Recorder; (1) thence South 29 degrees 06 minutes 22 seconds West 101.48 feet to a non-tangent curve; (2) thence along said curve an arc distance of 91.04 feet having a radius of 1186.93 feet and being sub-tended by a long chord of South 30° 35' 06" West, 91.02 feet; thence North 56° 43' 48" West, 57.84 feet; thence North 15° 44' 47" West, 212.30 feet; thence North 74° 15' 13" East, 175.34 feet to a Westerly line of said CFG Properties; thence South 15° 44' 47" East, 121.17 feet along said Westerly line to the Point of Beginning, containing 0.803 acres, more or less.