

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-00339, 1

2021 50533

04/22/2021 12:58PM

Total Fees: 25.00

By: DN

Pg #: 2

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 22 2021 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

### WARRANTY DEED

THIS INDENTURE WITNESSETH that Grantor, **BLB ST. JOHN LLC**, conveys and warrants to Grantee, **MHI Homes, LLC**, the following Real Estate in Lake County, Indiana, to-wit:

See legal description on attached Exhibit A.

Commonly known as: 10556 Juniper Ln., St. John, Indiana 46373  
Parcel Number: 45-15-03-426-004.000-015

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.

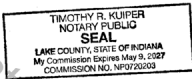
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 1 day of April, 2021.

BLB St. John, LLC  
By its manager, Jonathan Lotton Development, Inc.,  
By: [Signature]  
Jonathan Lotton, Vice-President

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Jonathan Lotton, Vice-President of Lotton Development, Inc., Manager of BLB St. John, 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 1<sup>st</sup> day of April, 2021.



[Signature]  
Notary Public

Mail tax bills to: **MHI Homes, LLC, 2300 Ramblewood Dr., Ste A., Highland, Indiana 46322**

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.

**FIDELITY NATIONAL TITLE  
FNW2100640**

*Fidelity - Highland  
FNW 2100640*

Exhibit A

LEGAL DESCRIPTION: LOT 996 (10556 JUNIPER LANE, ST. JOHN, INDIANA),  
BEING THAT PART OF LOT A, IN THE GATES OF ST. JOHN, UNIT 4A, AN ADDITION TO THE  
TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT  
BOOK 109, PAGE 61 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA,  
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT A;  
THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE WESTERLY  
LINE OF SAID LOT A, 62.00 FEET; THENCE SOUTH 04 DEGREES 41 MINUTES 44 SECONDS  
WEST ALONG SAID WESTERLY LINE OF SAID LOT A, 63.26 FEET; THENCE SOUTH 16  
DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID WESTERLY LINE OF SAID LOT A,  
21.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 23 MINUTES 21  
SECONDS EAST INTO SAID LOT A, 126.24 FEET TO A POINT ON THE EASTERLY LINE OF  
SAID LOT A, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND  
HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN  
ARC LENGTH OF 68.28 FEET, (CHORD BEARING S 20 DEGREES 30 MINUTES 04 SECONDS  
WEST, CHORD LENGTH 68.20 FEET); THENCE NORTH 64 DEGREES 36 MINUTES 31  
SECONDS WEST INTO SAID LOT A, 126.29 FEET; THENCE NORTH 28 DEGREES 42 MINUTES  
59 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT A, 15.07 FEET; THENCE  
NORTH 16 DEGREES 41 MINUTES 50 SECONDS EAST ALONG THE SAID WESTERLY LINE  
OF SAID LOT A, 31.83 FEET TO THE POINT OF BEGINNING.