

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 821-142-57, 1

2021 514213
06/21/2021 08:44AM
Total Fees: 25.00
By: RM
Pg #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 18 2021 LM
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Mail tax bills to: Integrity Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373

WARRANTY DEED

THIS INDENTURE WITNESSETH, that **LAKE ACQUISITIONS INC.**, an Indiana corporation ("Grantor") of Lake County in the State of Indiana **CONVEYS AND WARRANTS** to **INTEGRITY DEVELOPMENT LLC**, an Indiana limited liability company, ("Grantee") located at 8051 Wicker Avenue, Suite A, St. John, Indiana 46373 of Lake County in the State of Indiana in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

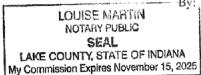
SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN AS IF FULLY SET FORTH
PARCEL NO. 45-17-17-200-009-000-047

Subject to all covenants, easements and restrictions of record.
Subject to 2020 real estate taxes payable 2021, and all years thereafter.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer or representative of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a corporation 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 company capacity to convey the real estate described; and that all necessary company action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this Warranty Deed this 17th day of May, 2021.

LAKE ACQUISITIONS INC.



By:

Name: Lois M. O'Neil
Title: President

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of May, 2021, personally appeared: Lois M. O'Neil as President of Lake Acquisitions Inc., an Indiana corporation; and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 11-15-2025
Resident of Lake County

Signature: [Signature]
Printed: Lois M. O'Neil Notary Public

AFFIRMATION

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. *Greg A. Bouwer*

FIDELITY NATIONAL TITLE
FNW2102949

This instrument prepared by and return after recording to:
Greg A. Bouwer, Koransky, Bouwer & Poracky, P.C., 425 Jolie Street, Suite 425, Dyer, Indiana 46311

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1335.39 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EASTERLY EXTENSION OF THE NORTH LINE OF PROVIDENCE AT STONEGATE - PHASE 6 RECORDED AS DOCUMENT 2020-053109, A DISTANCE OF 358.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE, SAID EASTERLY EXTENSION, AND THE NORTH LINE OF SAID PROVIDENCE AT STONEGATE - PHASE 6, A DISTANCE OF 956.74 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 07 MINUTES 59 SECONDS EAST, ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 297.62 FEET; THENCE NORTH 50 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 114.67 FEET; THENCE NORTH 84 DEGREES 50 MINUTES 01 SECONDS EAST, A DISTANCE OF 163.72 FEET; THENCE NORTH 10 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 30.48 FEET; THENCE NORTH 56 DEGREES 38 MINUTES 17 SECONDS WEST, A DISTANCE OF 97.51 FEET; THENCE NORTH 34 DEGREES 58 MINUTES 18 SECONDS WEST, A DISTANCE OF 108.32 FEET; THENCE NORTH 12 DEGREES 41 MINUTES 48 SECONDS WEST, A DISTANCE OF 107.68 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 16 SECONDS WEST, A DISTANCE OF 80.71 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 44 SECONDS EAST, A DISTANCE OF 185.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 16 SECONDS WEST, A DISTANCE OF 1.66 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 44 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 16 SECONDS EAST, A DISTANCE OF 56.25 FEET; THENCE SOUTH 67 DEGREES 43 MINUTES 58 SECONDS EAST, A DISTANCE OF 107.21 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 14 SECONDS WEST, A DISTANCE OF 54.94 FEET; THENCE SOUTH 59 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 30 DEGREES 36 MINUTES 44 SECONDS WEST, A DISTANCE OF 9.61 FEET; THENCE SOUTH 59 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 185.00 FEET; THENCE SOUTH 30 DEGREES 36 MINUTES 44 SECONDS WEST, A DISTANCE OF 73.00 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 40 SECONDS EAST, A DISTANCE OF 52.55 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 20 SECONDS EAST, A DISTANCE OF 146.00 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 40 SECONDS EAST, A DISTANCE OF 124.68 FEET; THENCE SOUTH 03 DEGREES 25 MINUTES 07 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 61.80 FEET, A CHORD BEARING NORTH 80 DEGREES 15 MINUTES 09 SECONDS EAST, AND A CHORD DISTANCE OF 61.73 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 16 DEGREES 04 MINUTES 35 SECONDS EAST, A DISTANCE OF 140.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 473,957 SQUARE FEET (10.881 ACRES) MORE OR LESS.