

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-523-2, 1

2021 532312
10/12/2021 03:20PM
Total Fees: 25.00
By: KNK
Pg #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 12 2021 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

File No.: CTNW2106290-JRA
CT Highland LLC

THIS INDENTURE WITNESSETH, that Summertree Development, LLC, an Indiana limited liability company (Grantor) ^{zero} CONVEY(S) AND WARRANT(S) to Precision Development LLC (Grantee) for the sum of ~~750~~ Dollars (\$70.00) and ~~2000~~ 110 valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 10194 Florida Ln, Crown Point, IN 46307

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor(s) represent and certify that they are a current member/manager of said Grantor(s) and have been fully empowered, by proper meeting and vote of Grantor(s) to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has executed this deed this 12 day of October, 2021.

Summertree Development, LLC, an Indiana limited liability company

BY: David VanDyke, Manager

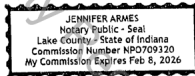
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared David VanDyke, as Manager of Summertree Development, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 12 day of October, 2021

Signature: Jennifer Armes
Printed: Jennifer Armes
Resident of: Lake County
State of: INDIANA
My Commission expires: February 8, 2026



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 9666 Indianapolis Blvd Highland IN 46302

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: Dena Phillips Farling.

This conveyance is for no consideration therefore Indiana Sales Disclosure form 46021 is not required.

No Sales Disclosure Needed

Oct 12 2021

By: MH

Office of the Lake County Assessor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-16-02-129-009.000-042

THAT PART OF LOT 41 IN SUMMERTREE, PHASE 1, AN ADDITION TO THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 99, PAGE 48 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 41; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 224.00 FEET, SAID CURVE BEING THE EASTERLY LINE OF LOT 41, AN ARC LENGTH OF 57.39 (CHORD BEARING: SOUTH 25 DEGREES 47 MINUTES 45 SECONDS EAST, CHORD LENGTH: 57.22 FEET); THENCE SOUTH 61 DEGREES 03 MINUTES 02 SECONDS WEST INTO SAID LOT 41, A DISTANCE OF 115.11 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT; THENCE NORTH 28 DEGREES 06 MINUTES 52 SECONDS WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 42.52 FEET TO THE WESTERN MOST CORNER OF SAID LOT 41; THENCE NORTH 54 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 41, A DISTANCE OF 119.11 FEET TO THE POINT OF BEGINNING.

City of Lake County Recorder