

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-523-5, I

2021 532313  
2021-10-12 03:26PM  
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.: CTNW2105290-JRA  
CT Highland LLC

 **THIS INDENTURE WITNESSETH**, that Precision Development LLC (Grantor) CONVEY(S) AND WARRANT(S) to Martin Mokry and Valjrie Mokry, husband and wife (Grantee) for the sum of Ten Dollars (\$10.00) 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, to wit:

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

**Property:** 10194 Florida Ln, Crown Point, IN 46307

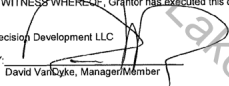
**Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.**

**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 6 day of October, 2021.

Precision Development LLC


BY:   
David VanDyke, Manager/Member

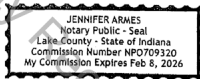
State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared David VanDyke, as Manager/Member of Precision Development LLC, 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 6 day of October, 2021

Signature:   
Printed: Jennifer Armes  
Resident of: Lake County  
State of: ~~INDIANA~~  
My Commission expires: February 8, 2028



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

**Grantee's Address and Tax Billing Address:** 10194 Florida Ln, Crown Point, IN 46307

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.

CHICAGO TITLE INSURANCE COMPANY

**EXHIBIT "A"**  
Legal Description

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

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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 56 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