

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 0021-5324-1, 1

2021-5324-1  
08/12/2021 03:43 PM  
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 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

### WARRANTY DEED

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

See legal description on attached **Exhibit A**.

Commonly known as: 10511 Brookhaven, St. John, Indiana 46373  
Parcel Number: 45-15-03-405-001.000-015

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 capacity to convey the real estate described, and that all necessary entry 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 23 day of August, 2021.

*BLB St. John, LLC*  
By its manager, *Lotton Development, Inc.*,

By: \_\_\_\_\_  
*John T. Lotton, President*

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

Before me, a Notary Public in and for said County and State, personally appeared John T. Lotton, 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 23 day of August, 2021.



*[Signature]*  
Notary Public

Mail tax bills to: **MHI Sterling, 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**  
**FNW2104387**

Fidelity-Highland

*FNW 210 4387*

**Exhibit A**

Lot 1678 in the Gates of St. John Unit 7F, an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 113, Page 17, as amended by Plat Book 113, Page 21, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder