

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 8021-5324-8, 1

2021-5324-8
10/12/2021 03:45 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 Gates, LLC**, the following Real Estate in Lake County, Indiana, to-wit:

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

Commonly known as 10471 Brookhaven Ln., St. John, Indiana 46373
Parcel Number: 45-15-03-279-009.000-015

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 23 day of August, 2021.

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

By: John T. Lotton, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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 Gates, 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
FNW2104382**

*Fidelity - Highland
FNW2104382*

Exhibit A

LOT 870, IN THE GATES OF ST. JOHN, UNIT 7D & 9A, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 112, PAGE 39 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder