

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 05 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-501048
01/07/2022 11:12 AM
TOTAL FEES: 25.00
BY: JAS
PG # : 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **ANDREW JAMES** ("Grantor"), CONVEYS AND QUITCLAIMS to **LBL Development LLC** ("Grantee") in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County, Indiana, to-wit:

See attached *Exhibit A*.

Transfer for no consideration

Subject to current taxes and restrictions of record

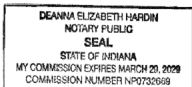
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 5th day of January, 2022.

By: [Signature]
ANDREW JAMES

STATE OF INDIANA)
) \$S:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **ANDREW JAMES**, 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 5th day of January, 2022.



[Signature]
Notary Public

Mail tax bills to: **LBL Development, LLC, 10865B Maple Lane, St. John, Indiana 46373**

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.

No Sales Disclosure Needed
Jan 05 2022
By: FGR
Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

Exhibit A

Parcel 1: That part of the East 1/2 of the Southwest 1/4 of Section 35, Township 35 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, lying Southerly of the center line of 101st Avenue.

Commonly known as: 7410 W. 101st Ave., Crown Point, Indiana 46307

Parcel Number: 45-11-35-376-001.000-035

Parcel 2: The North 1/2 of the Northwest 1/4 of Section 2, Township 34 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, except the West 20 acres thereof; Also except that part described as follows: Beginning at the Northeast corner of the Fractional Northwest 1/4 of said Section 2; thence North 89 degrees 24 minutes 09 seconds West along the North line of the Fractional Northwest 1/4 of said Section 2, a distance of 176.86 feet to the TRUE POINT OF BEGINNING of this description; thence South 40 degrees 29 minutes 21 seconds West a distance of 896.83 feet to a point; thence South 01 degree 07 minutes 49 seconds West a distance of 585.51 feet to a point on the South line of the Fractional North 1/2 of the Northwest 1/4 of said Section 2; thence North 89 degrees 07 minutes 53 seconds West along the South line of the Fractional North 1/2 of the Northwest 1/4 of said Section 2, a distance of 150 feet to a point, said point being South 89 degrees 07 minutes 53 seconds East, a distance of 1744.65 feet from the Southwest corner of the Fractional North 1/2 of the Northwest 1/4 of said Section 2; thence North 01 degree 07 minutes 49 seconds East a distance of 639.84 feet to a point; thence North 40 degrees 29 minutes 21 seconds East, a distance of 825.09 feet to a point on the North line of the Fractional Northwest 1/4 of said Section 2; thence South 89 degrees 24 minutes 09 seconds East along the North line of the Fractional Northwest 1/4 of said Section 2, a distance of 195.51 feet to the point of beginning.

Commonly known as: 7411 W. 101st Ave., Crown Point, Indiana 46307

Parcel Number: 45015-02-100-007.000-059