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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 06 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-501270
01/07/2022 01:49 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY DEED

THIS INDENTURE WITNESSETH, that The RSB, LLC, an Indiana limited liability company CONVEYS AND WARRANTS to Northwest Indiana Farms, LLC for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

See Exhibit A.

Parcel No: 45-19-25-127-005.000-008

Commonly known address: 1682 E. Commercial Avenue, Lowell, IN 46356

Grantee's Address: 1682 E. Commercial Avenue, Lowell, IN 46356

Subject to:

1. 2021 Indiana real estate taxes due and payable in 2022, and for all years thereafter.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
5. Any defect, lien, encumbrance, adverse claim, lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. 2021 Little Cal River Basin Storm Water Assessment and for all subsequent years.
7. Possible municipal and/or sewer assessments, which may be levied by the municipality, if any.

HOLD FOR MERIDIAN TITLE CORP

21-46359

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8. Rights of tenants in possession as tenants only under unrecorded leases.
9. Any and all other covenants, restrictions, easements, rights-of-way or public highways of record.

The undersigned person executing this deed represents and certifies that he is the manager of said Limited Liability Company and has been fully empowered, by the Operating Agreement for The RSB, LLC, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 30th day of December, 2021.

The RSB, LLC, an Indiana limited liability company

By: 

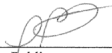
Rodger Blythe, Manager

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, this 30th day of December, 2021, personally appeared Rodger Blythe as Manager of The RSB, LLC, an Indiana limited liability company who acknowledged the 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.

My Commission Expires: 9-13-25



Notary Public
County of Residence: Lake

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. Keith Wolak

This Instrument Prepared By:

Keith Wolak
HOEPPNER WAGNER & EVANS LLP
103 E. Lincolnway,
Valparaiso, Indiana 46384
Telephone: (219) 464-4961

Send Tax Statements to:

2814 W 203 RD Avenue
Valparaiso, IN
46356



Recorder

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EXHIBIT A

Part of Outlot "C" in Eastdale, in the Town of Lowell, as per plat thereof, recorded in Plat Book 33, page 54, in the Office of the Recorder of Lake County, Indiana and part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 33 North, Range 9 West of the 2nd Principal Meridian, in the Town of Lowell, Lake County, Indiana, described in one tract as follows: Commencing at a point on the South line of said Section 24, which is 132 feet West of the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence North, parallel to the center line of said Section 24, a distance of 37.21 feet to the center line of State Road #2; thence West, along said center line, 91.55 feet to the Northeast corner of a tract of land deeded to Bryon Goth and Theresa Goth, Husband and Wife, by a Warranty Deed recorded in Deed Record 1129, page 465 in the Recorder's Office of Lake County, Indiana; thence South along the East line of said Goth tract, 37.15 feet to the South line of said Section 24; thence continuing South, parallel to the center line of Section 25, Township 33 North, Range 9 West of the 2nd Principal Meridian and along the East line of said Goth tract, 227.93 feet to the North line of Lot 21 in Eastdale Estates Unit 3, as recorded in Plat Book 39, page 48 in the Recorder's Office of Lake County, Indiana; thence North $71^{\circ}13'41''$ East along the North line of said Lot 21, a distance of 92.94 feet; thence North, parallel to the center line of said Section 25, a distance of 198 feet to the point of beginning.

EXCEPT: A part of Outlot "C" in Eastdale, the plat of which is recorded in Plat Book 33, page 54, in the Office of the Recorder of Lake County, being part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 33 North, Range 9 West, Lake County, Indiana, and being that part of the grantor's land described in Instrument No. 704354, dated April 5, 1983, described as follows: Commencing at the Southeast corner of said Quarter Section; thence North $89^{\circ}46'32''$ West (assumed bearing) 132.00 feet along the South line of said Section to an East line of said outlot; thence North $0^{\circ}57'40''$ West, 2.37 feet along said East line to the point of beginning of this description; thence North $88^{\circ}37'16''$ West, 24.66 feet; thence North $75^{\circ}26'45''$ West, 15.40 feet to the South boundary of S.R. 2; thence along the boundary of said S.R. 2, Easterly 39.56 feet along an arc to the right and having a radius of 30,601.18 feet and subtended by a long chord having a bearing of South $89^{\circ}58'21''$ East and a length of 39.56 feet to a corner of said outlot; thence South $0^{\circ}57'40''$ East, 4.46 feet to said East line to the point of beginning.