

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 23 2022 cR

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-508054  
02/23/2022 02:30 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

### WARRANTY DEED

THIS INDENTURE 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:

LOT 835 IN THE GATES OF ST. JOHN UNIT 9B AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 113, PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 10351 Juniper Ln., St. John, Indiana 46373  
Parcel Number: 45-15-03-280-017.00-015

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 24 day of January, 2022.

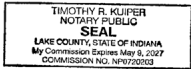
*BLB St. John, LLC*  
By its manager, *Lotton Development, Inc.*,

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 24<sup>th</sup> day of January, 2022.



*[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  
FNW2200229

Fidelity - Highland

*Fnw2200229*