

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 27 2022 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526378
06/28/2022 10:01 AM
TOTAL FEES: 25.00
BY: SP
PG #: 5

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT Daystar Enterprises LLC ("Grantor"), a limited liability company organized and existing under the laws of the State of Indiana,

CONVEYS AND WARRANTS TO Hank Nyenhuis of Lake County in the State of Indiana, for no consideration, the following Real Estate in Lake County in the State of Indiana, to wit:

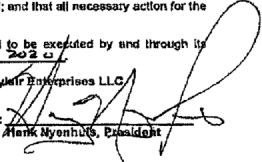
SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as 1401-1503 N. Main St., Crown Point, IN 46307

Subject to assessments of highways, streets, alleys, sewers, ditches, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is an authorized member/manager of the Grantor and has been fully empowered by proper resolution, or by 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 Indiana; and that the Grantor has full limited liability company capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member/manager, 31st day of December, 2022.

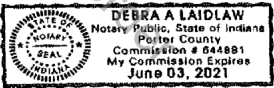
Daystar Enterprises LLC
By: 
Hank Nyenhuis, President

STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Hank Nyenhuis who having been duly sworn, stated that he is President of Daystar Enterprises LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty 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 official seal, this 31st day of December, 2022.

Debra A. Laidlaw
Notary Public
County of Residence: Porter
My Commission Expires: 6/3/2021
Commission No. 677881



MAIL TAX BILLS TO: Hank Nyenhuis
1503 N. Main St., Crown Point, IN 46307
TAX KEY NO (8): 46-12-32-379-025,000-029 and 46-12-32-379-027,000-029
GRANTEE(S) ADDRESS: 1503 N. Main St., Crown Point, IN 46307

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkov #5575-66, Attorney at Law,
325 N. Main Street, Crown Point, IN 46307. 219-862-2977. File No. N/A

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: MORGAN KALCZAK

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LEGAL DESCRIPTION EXHIBIT "A"

PARCEL 1

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana lying South of the Southwesterly Right of Way line of the Chicago and Erie Railroad, being more particularly described as follows: Commencing at the South Quarter corner; thence North 89° 08' 34" West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00° 05' 05" East, along said West Right of Way line, a distance of 582.89 feet; to the point of beginning; thence North 89° 54' 55" West, a distance of 227.68 feet; thence North 00° 05' 05" East, 297.68 feet West of and parallel to the East line of said Southwest Quarter, a distance of 212.78 feet; thence North 28° 42' 47" West, 49.50 feet Northeasterly of and parallel to said Southwesterly Right of Way line, a distance of 279.68 feet; thence North 00° 05' 05" East, 432.32 feet West of and parallel to the East line of said Southwest Quarter, a distance of 102.76 feet; thence North 86° 58' 11" East to a point on the said West Right of Way line, a distance of 362.86 feet; thence South 00° 05' 05" West, along said West Right of Way line, a distance of 580.19 feet to the point of beginning, containing 3.707 acres, more or less, all in Lake County, Indiana.

EXCEPTING THEREFROM

A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Centerline of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 1055.57 feet; to the Point of Beginning; thence North 89 degrees 54 minutes 55 seconds West, 75.00 feet, along the Northern wall of the present Helix Building; thence North 00 degrees 05 minutes 05 seconds East, 33.00 feet; thence South 89 degrees 54 minutes 55 seconds East, 75.00 feet to the said West Right of Way line; thence South 00 degrees 05 minutes 05 seconds West along the said West Right of Way line 33.00 feet to the Point of Beginning. (Hereinafter referred to as Sign Real Estate.)

PARCEL 2

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana lying South of the Southwesterly Right of Way line of the Chicago and Erie Railroad, being more particularly described as follows: Commencing at the South Quarter corner; thence North 89° 08' 34" West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00° 05' 05" East, along said West Right of Way line, a distance of 582.69 feet; thence North

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89° 54' 55" West, a distance of 227.68 feet to the point of beginning; thence North 28° 42' 47" West, 53.00 feet Southwesterly of and parallel to said Southwesterly Right of Way line, a distance of 310.93 feet; thence North 89° 08' 34" West, a distance of 331.30 feet; thence North 00° 05' 05" East, 778.73 feet West of and parallel to the East line of said Southwest Quarter, a distance of 466.61 feet; thence South 89° 12' 45" East, a distance of 247.46 feet; thence South 28° 42' 47" East, 99.00 feet Northeasterly of and parallel to said Southwesterly Right of Way line, a distance of 205.46 feet; thence South 00° 05' 05" West, 432.86 feet West of and parallel to the East line of said Southwest Quarter, a distance of 102.76 feet; thence South 28° 42' 47" East, 49.50 feet Northeasterly of and parallel to said Southwesterly Right of Way line, a distance of 279.50 feet; thence South 00° 05' 05" West, 279.68 feet West of and parallel to the East line of said Southwest Quarter, a distance of 212.78 feet to the point of beginning, containing 4.172 acres, more or less, all in Lake County, Indiana.

TOGETHER WITH

1. An easement over the following described real estate, to-wit:

A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Centerline of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 1055.57 feet; thence North 89 degrees 54 minutes 55 seconds West, 30.00 feet to the point of beginning; thence South 00 degrees 05 minutes 05 seconds West, 14.00 feet; thence North 89 degrees 54 minutes 55 seconds West, 45.00 feet; thence North 00 degrees 05 minutes 05 seconds East, 14.00 feet; thence South 89 degrees 54 minutes 55 seconds East 45.00 feet to the point of beginning.

For ingress and egress.

SUBJECT TO:

1. A visibility easement prohibiting vegetation or improvements that would obstruct the view of the advertising structure from the adjoining State Route #55 (Main Street) over the following 2 parcels of real estate, to-wit:
 - A. A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Center line of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 632.69 feet; to the point of beginning; thence North 00 degrees 05 minutes 05 seconds East continuing

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along the said West Right of Way line 422.87 feet; thence North 89 degrees 54 minutes 55 seconds West, 30.00 feet; thence South 00 degrees 05 minutes 05 seconds West, 14.00 feet; thence North 89 degrees 54 minutes 55 seconds West, 45.00 feet; thence South 10 degrees 18 minutes 35 seconds East, 415.70 feet to the Point of Beginning.

- B. A part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, bounded on the East by the West line of State Road 55; on the North by the Centerline of Beaver Dam Ditch; and on the Southwesterly side by the Northeasterly Right of Way line of the Chicago and Erie Railroad, described as follows: Commencing at the South Quarter corner; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 1088.57 feet; to the Point of Beginning; thence North 00 degrees 05 minutes 05 seconds East continuing along the said West Right of Way line 74.31 feet more or less to the centerline of Beaver Dam Ditch; thence South 86 degrees 58 minutes 11 seconds West along the said centerline, 62.08 feet; thence South 10 degrees 28 minutes 44 seconds West, 72.12 feet; thence South 89 degrees 54 minutes 55 seconds East, 75.00 feet; to the Point of Beginning.

2. An easement for ingress and egress over the following described real estate, to-wit:

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, being more particularly described as follows: Commencing at the South Quarter corner of said Section 32; thence North 89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 602.69 feet to the Point of Beginning; thence North 89 degrees 54 minutes 55 seconds West, a distance of 167.20 feet; thence South 00 degrees 05 minutes 05 seconds West, parallel with said West Right of Way line, a distance of 20.00 feet to a point on the Southwesterly Right of Way line of the Chicago and Erie Railroad; thence North 89 degrees 54 minutes 55 seconds West, a distance of 60.48 feet; thence North 00 degrees 05 minutes 05 seconds East parallel with said West Right of Way line, a distance of 50.00 feet; thence South 89 degrees 54 minutes 55 seconds East, a distance of 227.63 feet to said West Right of Way line; thence South 00 degrees 05 minutes 05 seconds West along said West Right of Way line, a distance of 30.00 feet to the Point of Beginning, containing 8,040 Square Feet, 0.18 acres, more or less, all in Lake County, Indiana.

- Both for the benefit of the following described real estate, to-wit:

Part of the East 778.73 feet, by parallel lines, of the Southeast Quarter of the Southwest Quarter of Section 32, Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, lying South of the Southwesterly Right of Way line of the Chicago and Erie Railroad, being more particularly described as follows: Commencing at the South Quarter corner of said Section 32; thence North

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89 degrees 08 minutes 34 seconds West, along the South line of said Section 32, a distance of 70.01 feet to a point on the West Right of Way line of State Road #55 (Main Street); thence North 00 degrees 05 minutes 05 seconds East, along said West Right of Way line, a distance of 424.06 feet; thence North 89 degrees 54 minutes 55 seconds West, a distance of 160.00 feet; thence North 00 degrees 05 minutes 05 seconds East, parallel with said West Right of Way line, a distance of 35.51 feet to the Point of Beginning; thence North 28 degrees 42 minutes 47 seconds West, 53.00 feet Southwesterly of and parallel with said Southwesterly Right of Way line, a distance of 140.50 feet; thence South 89 degrees 54 minutes 55 seconds East, a distance of 60.48 feet to said Southwesterly Right of Way line; thence South 00 degrees 05 minutes 05 seconds West, a distance of 123.12 feet, to the Point of Beginning, containing 4,119 square feet, 0.09 acres, more or less, all in Lake County, Indiana.

More commonly known as:

1503 N. Main Street, Crown Point, IN 46307

1401 N. Main APPR St., Crown Point, IN 46307

1493 N. Main APPR St., Crown Point, IN 46307