

GINN DIMENTEL
RECORDER 2022 040736
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD 3:15 PM 2022 Dec 8

Mail tax bills to:
CAP DEV LLC
10769 Broadway #356
Crown Point, IN 46307

Parcel Nos. 45-16-29-201-002.000-041
45-16-29-201-004.000-041
45-16-29-251-001.000-041
45-16-29-400-001.000-041
45-16-29-400-002.000-041
45-16-29-400-005.000-041
45-16-29-400-006.000-041
45-16-29-400-004.000-041

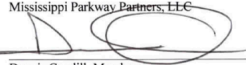
WARRANTY DEED

THIS INDENTURE WITNESSETH, that MISSISSIPPI PARKWAY PARTNERS, LLC, an Indiana limited liability company, ("Grantor"), **CONVEYS AND WARRANTS** to CAP DEV, LLC, an Indiana limited liability company, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a member of Grantor and has been fully empowered, by proper resolution of all of the members of the Grantor, 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 by the LLC.

Dated this 8 day of December, 2022.


Mississippi Parkway Partners, LLC


Dennis Caudill, Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of December, 2022, personally appeared Dennis Caudill in his capacity as the authorized Member of Mississippi Parkway Partners, LLC, and acknowledged the execution of the foregoing deed.





Patrick A. Schuster, Notary Public
Comm. 663146

I affirm that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

/s/ Patrick A. Schuster

This instrument prepared by: Patrick A. Schuster, Attorney at Law, 115 S. Court St., Ste. E, Crown Point, IN 46307

****TRANSFER IS FOR NO CONSIDERATION OR GIFT BUT FOR PURPOSES OF VESTING ONLY****

DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
DEC 08 2022
JOHN E. PETLAS
LAKE COUNTY AUDITOR



25
cc
LK

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

Legal Description

PARCEL 1:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN CENTER TOWNSHIP, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST QUARTER AT A POINT 1729.68 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE CONTINUING WEST ON SAID NORTH LINE, A DISTANCE OF 557.80 FEET TO A LINE THAT IS PARALLEL TO AND 363 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH ON SAID 363 FOOT PARALLEL LINE, A DISTANCE OF 1324.88 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE EAST ON SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 572.83 FEET TO A POINT; THENCE NORTH, A DISTANCE OF 1324.94 FEET TO THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND THE POINT OF BEGINNING.

FOR INFORMATION PURPOSES ONLY - COMMONLY KNOWN AS: 2021 W. 133RD AVE., CROWN POINT, IN / PIN 45-16-29-201-002.000-041

PARCEL 2:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN CENTER TOWNSHIP, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTHEAST QUARTER AT A POINT, 1543.74 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE CONTINUING WEST ON SAID NORTH LINE, A DISTANCE OF 185.94 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 1324.94 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE EAST ON SAID SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER FOR A DISTANCE OF 572.82 FEET TO THE WEST LINE OF THE EAST 34.5 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH ON SAID WEST LINE OF THE EAST 34.5 ACRES, A DISTANCE OF 834.95 FEET TO THE SOUTH LINE OF A 4.5 ACRE TRACT OF LAND AND A POINT 490.05 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 29; THENCE WEST ON A LINE 490.05 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 29, A DISTANCE OF 400 FEET; THENCE NORTH ON THE WEST LINE OF SAID 4.5 ACRE TRACT, A DISTANCE OF 490.05 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION PURPOSES ONLY - COMMONLY KNOWN AS: 2095 W. 133RD AVE., CROWN POINT, IN / PIN 45-16-29-201-004.000-041

PARCEL 3:

The South 1/2 of the Northeast 1/4 of Section 29, Township 34 North, Range 8 West of the 2nd P.M., in Lake

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County, Indiana, EXCEPTING THEREFROM the south 272.53 feet of the East 854.5 feet thereof; and

The North 331.36 feet of the East 1329.32 feet of the North 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, EXCEPTING THEREFROM the East 782 feet thereof.

FOR INFORMATION PURPOSES ONLY - COMMONLY KNOWN AS: 13630 GRANT ST., CROWN POINT, IN / PIN 45-16-29-251-001.000-041

PARCEL 4:

PART OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND P.M., DESCRIBES AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00 DEGREES 02 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 29 A DISTANCE OF 331.58 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 11 SECONDS WEST PARALLEL TO THE EAST-WEST CENTER LINE OF SAID SECTION 29 A DISTANCE OF 782.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 52 SECONDS EAST, 331.36 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 29; THENCE SOUTH 89 DEGREES 53 MINUTES 11 SECONDS WEST 72.50 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 52 SECONDS EAST 272.53 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 11 SECONDS EAST, 854.50 FEET TO THE EAST LINE OF SECTION 29; THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS WEST, 272.53 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION PURPOSES ONLY - COMMONLY KNOWN AS: GRANT ST, CROWN POINT, IN / PIN 45-16-29-400-001.000-041

PARCEL 5:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 30 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 29, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

FOR INFORMATION PURPOSES ONLY - COMMONLY KNOWN AS: 14002 GRANT ST., CROWN POINT, IN / PIN 45-16-29-400-002.000-041 / PIN 45-16-29-400-005.000-041 / PIN 45-16-29-400-006.000-041

PARCEL 6:

THE EAST 35 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA

FOR INFORMATION PURPOSES ONLY - COMMONLY KNOWN AS 2626 WEST 141ST AVE., CROWN POINT, IN 46307 / PIN 45-16-29-400-004.000-041