

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 27 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-520219  
06/28/2023 10:33 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

THIS INDENTURE WITNESSETH that Grantor, **Leeps Supply Co., Inc.**, AKA **Leep's Supply Company, Inc.**, conveys and warrants to Grantee, **Hainstra Properties LLC**, the following Real Estate in Lake County, Indiana, to-wit:

See legal description on attached EXHIBIT A.

Commonly known as: 2543 Highway Ave, Highland, IN 46322  
Parcel Number: 45-07-21-302-014.000-026

The undersigned Person executing this Deed represents and certifies on behalf of the Grantor, that the undersigned is a duly authorized President of the Grantor and has been fully empowered by proper Resolution, or the Bylaws of the Grantor, to execute and deliver this Deed; that the Grantor is a Corporation 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 27 day of June, 2023.

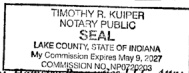
**Leeps Supply Co., Inc.**, AKA **Leep's Supply Company, Inc.**

By:   
John N. Hainstra, President

STATE OF INDIANA }  
                                  } SS:  
COUNTY OF LAKE }

Before me, a Notary Public in and for said County and State, personally appeared John N. Hainstra, President of **Leeps Supply Co., Inc.**, AKA **Leep's Supply Company, Inc.**, 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 27 day of June, 2023.



  
Notary Public

Mail tax bills to: **Hainstra Properties LLC, Attn: Ryan Heath, 8001 Tyler St., Merrillville, Indiana 46410**

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.

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## EXHIBIT A

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD, (NOW KNOWN AS HIGHWAY AVENUE), WHICH IS 125.00 FEET (BY RECTANGULAR MEASUREMENT) WEST OF THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 82 DEGREES 29 MINUTES 00 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 84.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 82 DEGREES 29 MINUTES 00 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 84.89 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 150 FEET; THENCE SOUTH 82 DEGREES 29 MINUTES EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH, PARALLEL TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 786.92 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE NORTHERN INDIANA PUBLIC SERVICE COMPANY; THENCE NORTH 43 DEGREES 29 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 100.69 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 869.12 FEET; THENCE NORTH 82 DEGREES 29 MINUTES 00 SECONDS WEST, PARALLEL TO THE NORTH RIGHT OF WAY LINE OF RIDGE ROAD, (NOW KNOWN AS HIGHWAY AVENUE), A DISTANCE OF 15.00 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.