

2023 09/11/2023 03:03:43 PM
NOTARY FEE \$25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
RECORDER
GINA PIMENTEL

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

CTNW8303455

WARRANTY DEED

THIS INDENTURE WITNESSETH that Grantor, **LBL Development, LLC a/k/a LBL Development LLC, an Indiana limited liability company**, conveys and warrants to Grantee, **D.R. Horton, Inc.-Midwest, a California Corporation**, the following Real Estate in Lake County, Indiana, to-wit:

See legal description on attached **Exhibit A**.

Subject nevertheless to the exceptions listed on the attached **Exhibit B**.

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 9 day of Sept, 2023.

LBL Development LLC

By its manager, *[Signature]*

By:

[Signature]
Jonathan Lotton, Vice-President

STATE OF INDIANA

COUNTY OF LAKE

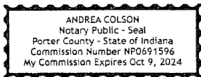
} SS:

Before me, a Notary Public in and for said County and State, personally appeared Jonathan Lotton, Vice-President of Lotton Development, Inc., Manager of LBL Development 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 9 day of Sept, 2023.

[Signature]

Notary Public, Andrea Colson



Mail tax bills to: **D.R. Horton, Inc. - Midwest, Attn: Accounting, 1750 E. Golf Road, Suite 925 Schaumburg, IL 60173**

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.

NOT AN OFFICIAL DOCUMENT

Exhibit A

PARCEL 1:

LOTS 2503, 2504,2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, AND 2514 IN THE GATES OF ST. JOHN UNIT 25, THE PLAT OF THEREOF RECORDED AUGUST 3, 2023, IN PLAT BOOK 117, PAGE 34, AS INSTRUMENT NUMBER 2023-019771 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. AMENDED BY AN AFFIDAVIT AND CERTIFICATION OF AMENDMENT RECORDED SEPTEMBER 1, 2023 AS INSTRUMENT NO. 2023-528625.

PARCEL 2:

LOTS 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, AND 2584 IN THE GATES OF ST. JOHN UNIT 25, THE PLAT OF THEREOF RECORDED AUGUST 3, 2023, IN PLAT BOOK 117, PAGE 34, AS INSTRUMENT NUMBER 2023-019771, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. AMENDED BY AN AFFIDAVIT AND CERTIFICATION OF AMENDMENT RECORDED SEPTEMBER 1, 2023 AS INSTRUMENT NO. 2023-528625.

PARCEL 3:

LOTS 2515, 2516, AND 2517 IN THE GATES OF ST. JOHN UNIT 25, THE PLAT OF THEREOF RECORDED AUGUST 3, 2023, IN PLAT BOOK 117, PAGE 34, AS INSTRUMENT NUMBER 2023-019771, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. AMENDED BY AN AFFIDAVIT AND CERTIFICATION OF AMENDMENT RECORDED SEPTEMBER 1, 2023 AS INSTRUMENT NO. 2023-528625.

PARCEL 4:

LOTS 2570, 2571, 2572, AND 2573 IN THE GATES OF ST. JOHN UNIT 25, THE PLAT OF THEREOF RECORDED AUGUST 3, 2023, IN PLAT BOOK 117, PAGE 34, AS INSTRUMENT NUMBER 2023-019771, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. AMENDED BY AN AFFIDAVIT AND CERTIFICATION OF AMENDMENT RECORDED SEPTEMBER 1, 2023 AS INSTRUMENT NO. 2023-528625.

Parcel No. 45-15-02-300-002.000-059 (part of)

NOT AN OFFICIAL DOCUMENT

Exhibit B

1. Taxes for the year 2023 are a lien, due in 2024, but are not yet due and payable.
2. Covenants, conditions, restrictions, easements and building lines as shown in the plat of The Gates of St. John Unit 25 Subdivision recorded in Plat Book 117, Page 34, Instrument No. 2023-019771. Amended by an Affidavit and Certification of Amendment recorded September 1, 2023 as Instrument No. 2023-528625.

Easements and building lines shown on an ALTA/NSPS Land Title Survey prepared by V3 Engineers Scientists Surveyors dated August 17, 2023 and last revised September 6, 2023 as Project No. 20282. Hereinafter referred to as the Survey.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
3. Reservation for road in Warranty Deed dated May 30, 1874 and recorded May 30, 1874 in Deed Record 21, Page 105.
4. Terms and Provisions of an agreement for construction of a tile drainage ditch made dated October 14, 1959 and recorded September 27, 1960 in Miscellaneous Record 784 Page 221.
5. Easement for roadway and underground utility lines dated December 20, 1984 and recorded January 23, 1985 as Instrument No. 789255. First Amendment to Agreement for Easement recorded October 30, 2020 as Instrument Number 2020-079461 of the Lake County Records.
Shown on the Survey
6. Gas Facilities Easement dated March 31, 2016 and recorded April 8, 2016 as Instrument No. 2016 021837.
Shown on the Survey
7. Gas Facilities Easement dated May 6, 2016 and recorded June 16, 2016 as Instrument No. 2016 037315.
Shown on the Survey
8. Town of St. John, Lake County, Indiana Ordinance No. 1691 an Ordinance Annexing Adjacent and Contiguous Territory recorded December 30, 2019 as Instrument No. 2019-091110. Shown on the Survey.
9. Town of St. John, Lake County, Indiana Resolution No. 2019-09-26 A Resolution Adopting the Fiscal Plan for the 111.4262 acres subject to the Petition for Annexation filed by LBL Development, LLC. recorded December 20, 2019 as Instrument No. 2019 089284.