

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 16 2024 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

01NW8303947

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, That Oakwood Properties, L.L.C, an Indiana Limited Liability Company ("Grantor"), of Lake County in the State of Indiana, CONVEYS AND WARRANTS to Indiana MHP Estates LLC, an Indiana Limited Liability Company ("Grantee"), of Lake County in the State of Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Tax Key No.: 45-09-30-127-001.000-018
45-08-32-176-001.000-001
45-08-32-176-003.000-001
45-08-32-176-004.000-001

Commonly known as: 905 W. 37th Avenue, Hobart, IN 46342
2647 W. 47th Avenue, Gary, IN 46408
4809 Marshall Court, Gay, IN 46408
2619 W. 47th Avenue, Gary, IN 46408

Subject to:

- (1) All covenants, conditions, easements, agreements, limitations, restrictions, and other matters of record;
- (2) Easements, or claims of easements, not shown by the Public Records.
- (3) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the real estate;
- (4) Any zoning, subdivision or other public laws and regulations;
- (5) Taxes and special assessments for the year 2023 payable in 2024 which are a lien but not yet due and payable.
Taxes and special assessments for the year 2024 payable in 2025, which are a lien but not yet due and payable.

Tax Identification Number: 45-09-30-127-001.000-018

Tax Identification Number: 45-08-32-176-001.000-001

Tax Identification Number: 45-08-32-176-003.000-001

Tax Identification Number: 45-08-32-176-004.000-001

CHICAGO TITLE INSURANCE COMPANY

NOT AN OFFICIAL DOCUMENT

- (6) Rights or claims of parties in possession not shown by the public records;
- (7) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records;
- (8) Rights of Tenants in possession as tenants only under unrecorded leases;
- (9) Agreement creating Restrictive Covenant dated August 11, 1989 and recorded September 7, 1989, as Instrument Number 056191, made by and between Richard C. Faught and Frieda L. Faught, husband and wife, and Glen Miller and Phyllis Miller, husband and wife. (Affects Parcels 2 and 4 of the land);
- (10) Subject to the rights of the City of Hobart, Indiana, in and to the South 30 feet for Highway Purposes recorded November 28, 1952 in Deed Record 927, Page 561 of the Lake County Records. (Affects Parcel 1);
- (11) Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes lying within 37th Avenue and U.S. Highway 6. (Affects Parcel 1);
- (12) Easement for Gas Mains granted to Northern Indiana Public Service Company, its successors and assigns, recorded January 26, 1982 as Instrument Number 657433 of the Lake County Records. (Affects Parcel 3);
- (13) Memorandum of Lease Agreement made by and between Lamar Advertising Company and Oakwood Properties, dated February 10, 2016 and recorded February 17, 2016 as Instrument Number 2016 010052 of the Lake County Records. (Affects Parcel 1);
- (14) Memorandum of Lease Agreement made by and between Lamar Advertising Company and Oakwood Properties, dated February 10, 2016 and recorded February 17, 2016 as Instrument Number 2016 010054 of the Lake County Records. (Affects Parcel 1);
- (15) Easement for Gas Mains dated November 17, 1959 and recorded November 20, 1959 in Miscellaneous Record 761, Page 286 of the Lake County Records. (Affects Parcel 1);
- (16) Easement for Electrical Lines dated February 25, 1948 and recorded March 16, 1948 in Miscellaneous Record 487, Page 47 of the Lake County Records. (Affects Parcel 1);

NOT AN OFFICIAL DOCUMENT

- (17) Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes lying within Marshall Court. (Affects Parcel 3)
- (18) Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for road purposes lying within 47th Avenue and 49th Avenue. (Affects Parcels 2 and 3);
- (19) Rights of way for drainage tiles, ditches, feeders and laterals, if any; and
- (20) Pursuant to IC36-9-27-33 of County Drainage Board (and any amendments thereto) or any legal representative thereof is granted the right of entry over and along lands lying within 75 feet of any regulated drain, said 75 feet being measured at right angles from the existing bank of each and any open drains.

NOT AN OFFICIAL DOCUMENT

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has caused the foregoing Deed to be executed this 10th day of January, 2024

Oakwood Properties, L.L.C

By: Bobby L. McGinnis Manager
Bobby L. McGinnis, Manager



STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, a Notary Public in and for said County and State, personally appeared Bobby L. McGinnis, Member, Member of Oakwood Properties, L.L.C, an Indiana Limited Liability Company, who 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 10th day of January 2024

My commission expires 7-26-31
Resident of Lake County

Signature Tyler Spellings
Tyler R. Spellings, Notary Public

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. Robert F. Tweedle

This instrument prepared by:
Robert F. Tweedle, Atty No. 20411-45
Attorney at Law
2850 - 45th Street, Suite A
Highland, IN 46322
(219) 924-0770 | rtweedle@tweedlelaw.com

Mail to:
Indiana MHP Estates LLC
12420 Keystone Island Dr.
North Miami, FL 33181

Name and address of Taxpayer:
Indiana MHP Estates LLC
12420 Keystone Island Dr.
North Miami, FL 33181

Grantee's Address:
12420 Keystone Island Dr.
North Miami, FL 33181

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"

PARCEL 1: (45-09-30-127-001.000-018)

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, EXCEPT THE EAST 120 FEET OF THE SOUTH 180 FEET THEREOF, FURTHER EXCEPTING THEREFROM A PORTION DEEDED TO THE CITY OF HOBART MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 7 WEST OF LAKE COUNTY, INDIANA, AND BEING A PART OF THE LAND OF INSTRUMENT NUMBER 99089601, COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SECTION, DESIGNED AS POINT "131" ON SAID PLAT; THENCE NORTH 89 DEGREES 00 MINUTES 02 SECONDS WEST (ASSUMED BEARING) 100.419 METERS (329.46 FEET) ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION BEING THE NORTHEAST CORNER OF SAID HALF-QUARTER-QUARTER-QUARTER; THENCE SOUTH 1 DEGREES 00 MINUTES 24 SECONDS EAST 32.020 METERS (105.05 FEET) ALONG THE EAST LINE OF SAID HALF-QUARTER-QUARTER-QUARTER; THENCE NORTH 89 DEGREES 00 MINUTES 02 SECONDS WEST 4.854 METERS (15.92 FEET) TO A POINT DESIGNATED AS "10293" ON SAID PLAT; THENCE NORTH 20 DEGREES 02 MINUTES 17 SECONDS WEST 13.928 METERS (45.70 FEET) TO A POINT DESIGNATED AS "10292" ON SAID PLAT; THENCE NORTH 89 DEGREES 00 MINUTES 02 SECONDS WEST 18.000 METERS (59.06 FEET) TO A POINT DESIGNATED AS "10291" ON SAID PLAT; THENCE NORTH 0 DEGREES 59 MINUTES 58 SECONDS EAST 4.500 METERS (14.76 FEET) TO A POINT DESIGNATED AS "43900" ON SAID PLAT; THENCE NORTH 89 DEGREES 00 MINUTES 02 SECONDS WEST 73.165 METERS (240.04 FEET) TO THE WEST LINE OF SAID HALF-QUARTER-QUARTER-QUARTER; THENCE NORTH 1 DEGREES 03 MINUTES 47 SECONDS WEST 14.509 METERS (47.60 FEET) ALONG THE WEST LINE OF SAID HALF-QUARTER-QUARTER-QUARTER TO THE NORTH LINE OF SAID SECTION BEING THE NORTHWEST CORNER OF SAID HALF-QUARTER-QUARTER-QUARTER; THENCE SOUTH 89 DEGREES 00 MINUTES 02 SECONDS EAST 100.419 METERS (329.46 FEET) ALONG THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.

PARCEL 2: (45-08-32-176-001.000-001)

THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 8 WEST OF SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY INDIANA.

NOT AN OFFICIAL DOCUMENT

PARCEL 3: (45-08-32-176-003.000-001)

THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 8 WEST OF SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY INDIANA.

PARCEL 4: (45-08-32-176-004.000-001)

THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND P.M., IN LAKE COUNTY INDIANA.