

2024-11-55  
04/30/2024 02:14 PM  
TOTAL FEE: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 30 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Mail tax bills to: NWI Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373

## WARRANTY DEED

**THIS INDENTURE WITNESSETH**, that LAKE ACQUISITIONS INC., an Indiana corporation (“Grantor”) of Lake County in the State of Indiana CONVEYS AND WARRANTS to NWI DEVELOPMENT LLC, an Indiana limited liability company, (“Grantee”) located at 8051 Wicker Avenue, Suite A, St. John, Indiana 46373 of Lake County in the State of Indiana in consideration of One Dollar and other 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 EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET FORTH.  
PARCEL NO. 45-11-12-400-001.000-036 (PART OF)

Subject to all covenants, easements and restrictions of record.  
Subject to 2023 real estate taxes payable 2024, and all years thereafter.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer or representative of the Grantor and has been fully empowered by proper resolution 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 situate; that the Grantor has full company capacity to convey the real estate described; and that all necessary company action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this Warranty Deed this 29<sup>th</sup> day of April, 2024.

LAKE ACQUISITIONS INC.

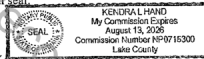
By: [Signature]  
Name: Greg A. Bower  
Title: Vice President

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 29<sup>th</sup> day of April, 2024, personally appeared Greg A. Bower as Vice President of Lake Acquisitions Inc., an Indiana corporation, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 08/13/2026  
Resident of Lake County

Signature: [Signature]  
Printed: Kendra L. Hord Notary Public



### AFFIRMATION

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. *Greg A. Bower*

This instrument prepared by and return after recording to:

Greg A. Bower, Koransky, Bower & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, Indiana 46311

FIDELITY NATIONAL TITLE  
FNW2401082

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT A

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26 IN CANYON CREEK SUBDIVISION PHASE 2, RECORDED AS DOCUMENT 2022-041193; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 99.66 FEET, A CHORD BEARING SOUTH 09 DEGREES 38 MINUTES 57 SECONDS WEST, AND A CHORD DISTANCE OF 99.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 189.81 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 205.03 FEET; THENCE SOUTH 68 DEGREES 13 MINUTES 55 SECONDS EAST, A DISTANCE OF 63.62 FEET; THENCE SOUTH 57 DEGREES 13 MINUTES 02 SECONDS EAST, A DISTANCE OF 78.01 FEET; THENCE NORTH 49 DEGREES 50 MINUTES 55 SECONDS EAST, A DISTANCE OF 18.42 FEET; THENCE SOUTH 40 DEGREES 09 MINUTES 05 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 49 DEGREES 50 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 236.95 FEET, A CHORD BEARING SOUTH 24 DEGREES 42 MINUTES 28 SECONDS WEST, AND A CHORD DISTANCE OF 229.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 25 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.51 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 580.00 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 185.00 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 4.34 FEET; THENCE NORTH 00 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 30 SECONDS WEST, A DISTANCE OF 215.00 FEET; THENCE NORTH 38 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 70.23 FEET TO THE SOUTHEASTERLY BOUNDARY OF CANYON CREEK SUBDIVISION PHASE 1, RECORDED AS DOCUMENT 2021-066090; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY FOR THE NEXT NINE (9) COURSES: (1) THENCE NORTH 60 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 62.13 FEET; (2) THENCE NORTH 65 DEGREES 49 MINUTES 46 SECONDS EAST, A DISTANCE OF 96.64 FEET; (3) THENCE NORTH 29 DEGREES 39 MINUTES 57 SECONDS EAST, A DISTANCE OF 37.55 FEET; (4) THENCE NORTH 11 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 118.56 FEET; (5) THENCE NORTH 01 DEGREES 29 MINUTES 14 SECONDS EAST, A DISTANCE OF 68.98 FEET; (6) THENCE NORTH 09 DEGREES 33 MINUTES 27 SECONDS WEST, A DISTANCE OF 56.15 FEET; (7) THENCE NORTH 34 DEGREES 28 MINUTES 56 SECONDS WEST, A DISTANCE OF 68.31 FEET; (8) THENCE NORTH 23 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 53.94 FEET; (9) THENCE NORTH 07 DEGREES 01 MINUTES 14 SECONDS WEST, A DISTANCE OF 59.55 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID CANYON CREEK SUBDIVISION PHASE 2; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY FOR THE NEXT FIVE (5) COURSES: (1) THENCE NORTH 75 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 80.94 FEET; (2) THENCE SOUTH 42 DEGREES 17 MINUTES 50 SECONDS EAST, A DISTANCE OF 160.00 FEET; (3) THENCE SOUTH 48 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 140.00 FEET TO A POINT ON A NON-TANGENT CURVE; (4) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 4.11 FEET, A CHORD BEARING SOUTH 20 DEGREES 33 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 4.11 FEET TO A POINT OF NON-TANGENCY; (5) THENCE SOUTH 69 DEGREES 54 MINUTES 20 SECONDS EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 347,473 SQUARE FEET (7.977 ACRES) MORE OR LESS.