

2024-511605  
10/25/2024 11:00 AM  
TOTAL FEES: 25.00  
BY: MA  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 25 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

### 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, **Forestar (USA) Real Estate Group, Inc., a Delaware 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 27 day of October, 2024.

*LBL Development LLC*

By its manager, *Lotton Development, Inc*

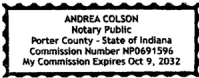
By:

*Jonathan Lotton, Vice-President*

STATE OF INDIANA        )  
  ) SS:  
COUNTY OF LAKE        )

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 27 day of October, 2024.



*Andrea Colson*  
\_\_\_\_\_  
Andrea Colson, Notary Public

**Grantee's address and Mail tax bills to:** Forestar (USA) Real Estate Group, Inc., a Delaware Corporation, 2221 E. Lamar Blvd., Suite 790, Arlington, Texas 76006

*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.*

**GNW0405044**  
CHICAGO TITLE INSURANCE COMPANY

# NOT AN OFFICIAL DOCUMENT

## Exhibit A

For APN/Parcel ID(s): 45-15-02-305-004.000-059, 45-15-02-305-003.000-059, 45-15-02-305-002.000-059, 45-15-02-305-001.000-059, 45-15-02-305-015.000-059, 45-15-02-305-016.000-059, 45-15-02-305-017.000-059, 45-15-02-305-018.000-059, 45-15-02-305-019.000-059, 45-15-02-305-020.000-059, 45-15-02-305-021.000-059, 45-15-02-305-022.000-059, 45-15-02-305-023.000-059 and 45-15-02-305-024.000-059

### **PARCEL 1:**

**LOTS 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, AND 2460 IN THE GATES OF ST. JOHN UNIT 24B, THE PLAT THEREOF RECORDED ON SEPTEMBER 13, 2023, IN PLAT BOOK 117, PAGE 47, AS INSTRUMENT NUMBER 2023-026185 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND AMENDED BY AFFIDAVIT AND CERTIFICATION OF AMENDMENT DATED JULY 15, 2024 AND RECORDED JULY 16, 2024 AS INSTRUMENT NUMBER 2024-523163.**

For APN/Parcel ID(s): 45-15-02-306-001.000-059, 45-15-02-306-002.000-059, 45-15-02-306-003.000-059, 45-15-02-306-004.000-059, 45-15-02-306-005.000-059, 45-15-02-306-006.000-059, 45-15-02-306-007.000-059, 45-15-02-306-008.000-059, 45-15-02-306-009.000-059, 45-15-02-306-010.000-059, 45-15-02-306-011.000-059, 45-15-02-306-012.000-059, 45-15-02-306-013.000-059, 45-15-02-306-014.000-059, 45-15-02-306-015.000-059 and 45-15-02-306-016.000-059

### **PARCEL 2:**

**LOTS 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425 2426, 2427, 2428, AND 2429 IN THE GATES OF ST. JOHN UNIT 24B, THE PLAT THEREOF RECORDED ON SEPTEMBER 13, 2023, IN PLAT BOOK 117, PAGE 47, AS INSTRUMENT NUMBER 2023-026185 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND AMENDED BY AFFIDAVIT AND CERTIFICATION OF AMENDMENT DATED JULY 15, 2024 AND RECORDED JULY 16, 2024 AS INSTRUMENT NUMBER 2024-523163.**

# NOT AN OFFICIAL DOCUMENT

## Exhibit B

1. Taxes for the year 2024 are a lien, due in 2025, 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 24B Subdivision recorded in Plat Book 117, Page 47 and Instrument No. 2023-026185. Affidavit and Certification of Amendment recorded as Instrument No. 2024-523163.  
  
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. Shown on the Survey.
6. Ordinance No. 1537, An Ordinance Annexing Adjacent and Contiguous Territory recorded October 7, 2011 as Instrument No. 2011 055611.
7. 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.
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.
9. Declaration for the Gates of St. John East recorded November 9, 2020 as Instrument No. 2020-081630. Special Amendment No. 1 and Supplemental No. 1 to Declaration for The Gates of St. John East recorded November 10, 2021 as Instrument No. 2021-537515, re-recorded November 22, 2021 as Instrument No. 2021-539220. Supplement No. 2 to Declaration for the Gates of St. John East recorded November 4, 2022 as Instrument No. 2022-544791 and that certain Supplement No. 3 to Declaration for the Gates of St. John East therewith on May 24, 2023, as Document 2023-515829, and that certain Supplement No. 4 to Declaration for the Gates of St. John East therewith on September 11, 2023, as Document 2023-529746, and that certain Supplement No. 5 to Declaration for the Gates of St. John East therewith on November 16, 2023, as Document 2023-537734, that certain Supplement No. 6 to Declaration for the Gates of St. John East therewith on April 18, 2024, as Document 2024-512143, and that certain Supplement No. 7 to Declaration for the Gates of St. John East therewith on July 26, 2024, as Instrument 2024-524719.