

2  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 22 2023

Timothy J. Stelzy  
LAPORTE COUNTY AUDITOR

2023R-05184  
RECORDED AS PRESENTED ON  
05/22/2023 02:41:09 PM  
LAPORTE COUNTY RECORDER  
ELZBIETA BILDERBACK  
RECORDING FEE: 25.00  
PAGES: 2

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That **LUCKY & ABI FAST TRACK 1, LLC** an Indiana Limited Liability Company, by PRIYA LAKSHMI, Member, Conveys and Warrants

To **LaPORTE EXPO INVESTMENTS LLC**, an Indiana Limited Liability Company

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the following described **REAL ESTATE** in LaPorte County, in the State of Indiana, to-wit:

*The North Half of Lots Numbered One (1) and Two (2) as shown on the plat of Stewart's Addition, recorded in the Office of the Recorder of LaPorte County, Indiana, in Deed Record W, Page 90.*

### EXCEPTING THEREFROM:

*A parcel of land 43.42 feet in width located and being part of the north half of said Lot 2, described as follows: Commencing at a point on the Indian Boundary Line where the West line of Section 36, Township 37 North, Range 3 West extends northerly from said Indian Boundary Line; thence easterly along said Indian Boundary Line, a distance of 12.1 feet to a point on the west side of the Adams Street right-of-way extended; thence South 34 degrees 57 minutes West along said west side of said Adams Street, a distance of 1227.48 to the northeast corner of Lot Numbered One (1) in Block Six (6) in Walker's Second Addition to the Town of LaPorte, Indiana; thence North 55 degrees 00 minutes East, a distance of 374.88 feet to the northwest corner of Lot 1 in said Stewart's Addition; thence North 55 degrees 00 minutes East along the north line of Lots 1 and 2 in said Stewart's Addition, a distance of 137.8 feet for the Place of Beginning for the following exception; thence South 34 degrees 52 minutes East, a distance of 70 feet, thence South 55 degrees 00 minutes West, a distance of 43.42 feet; thence North 34 degrees 52 minutes West along the westerly edge of a sidewalk and its extension thereof to the north line of Lot 2 in said Stewart's Addition; thence North 55 degrees 00 minutes East, a distance of 43.42 feet to the Place of Beginning.*

Tax ID 46-06-36-177-001.000-043

### ALSO:

The South half (S½) of Lot One (1) in Stewarts Addition to the City of LaPorte, Indiana, as recorded in Deed Record "W", Page 90, in the Office of the Recorder of LaPorte County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of Lot One (1) in Stewarts Addition to the City of LaPorte, as recorded in Deed Record "W", page 90, in the Office of the Recorder of LaPorte County, Indiana, thence South along the West line of said Lot One (1), a distance of 70.00' to an iron rod for the Point of Beginning, said Point also being the NW corner of the South Half (S½) of Lot One (1); thence S89°11'11"E along the North line of the said south half (S½), a distance of 66.00' to the East line of Lot One (1) and the Northeast corner of said South half (S½); thence S00°56'49"W along said East line, a distance of 70.00 feet to the South line of Lot



One (1) and the Southeast corner of said South half (S½); thence N89°11'11"W along the South line a distance of 66.00' to the West line of said Lot One (1) and the Southwest corner of said South Half (S½); thence N00°56'49"E along the West line a distance of 70.00' to the Point of Beginning, containing 0.11 acre more or less.

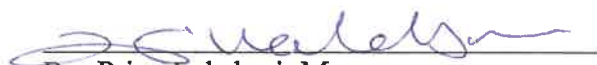
Tax ID: 46-06-36-177-075-.000-043

Subject to all unpaid taxes and assessments, zoning restrictions, easements and rights of way(s), restrictions, covenants and other encumbrances of record.

Grantees Address: 6520 Lake Crest Circle, South Bend, IN 46628

**In Witness Whereof**, the said Priya Lakshmi, Manager, Lucky & Abi Fast Track 1, LLC has hereunto set her hand and seal this 17th day of November, 2022.

Lucky & Abi Fast Track 1, LLC

  
By: Priya Lakshmi, Manager

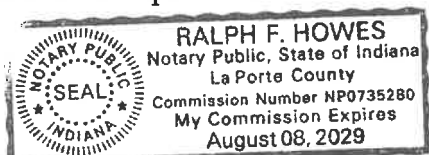
**State of Indiana**

**County of LaPorte, SS:**

Before me, the undersigned, a Notary Public in and for said County, this 17th day of November, 2022, came Priya Lakshmi, Manager, Lucky & Abi Fast Track 1, LLC and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission Expires 8-8-29



  
Ralph F. Howes, Notary Public  
A resident of LaPorte County

*I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.*

  
Ralph F. Howes

→ This instrument prepared by: Ralph F. Howes, Attorney, Howes & Howes, LLP, 717 Indiana Ave. LaPorte, IN