

9
Hold

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 22 2023

Timothy J. Stalvey
LAPORTE COUNTY AUDITOR

2023R-05187
RECORDED AS PRESENTED ON
05/22/2023 02:41:09 PM
LAPORTE COUNTY RECORDER
ELZBIETA BILDERBACK
RECORDING FEE: 25.00
PAGES: 3

WARRANTY DEED

THIS INDENTURE WITNESSETH, That KINGSFORD HEIGHTS PROPERTY LLC, an Indiana Limited Liability Company, by MANDEEP SINGH, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO MARKED EXHIBIT "A" – 1 page

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

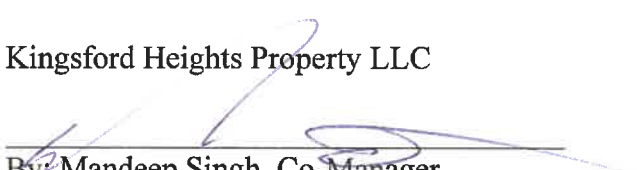
Tax ID: 46-15-18-277-006.000-065

461518277007000065

461518253002000065

In Witness Whereof, the said Mandeep Singh, Co-Manager of Kingsford Heights Property LLC has hereunto set his hand and seal this 17th day of November, 2022.

Kingsford Heights Property LLC


By: Mandeep Singh, Co-Manager



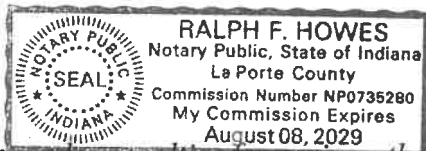
State of Indiana

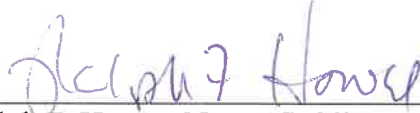
County of LaPorte, SS:

Before me, the undersigned, a Notary Public in and for said County, this 17th day of November, 2022, came Mandeep Singh, Co-Manager of Kingsford Heights Property LLC and acknowledged the execution of the foregoing instrument.

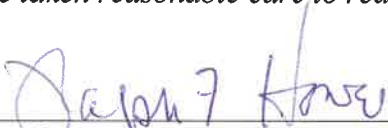
Witness my hand and official seal.

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

Parcel I:

A parcel of land in the East Half of Section 18, Township 35 North, Range 2 West, La Porte County, Indiana, more particularly described as follows: Starting at the Southwest corner of the Southeast Quarter of Section 18, Township 35 North, Range 2 West, La Porte County, Indiana; thence North 88° 32' East along the South line of said Section line of said Section, a distance of 658 feet; thence North 01° 06' West, a distance of 2657.90 feet; thence North 88° 11' East, a distance of 1080.60 feet to a point on the Westerly right-of-way line of State Highway #35 and U.S. #6; thence North 27° 49' West, a distance of 551.02 feet along said Westerly right-of-way said point being marked by an iron pipe; thence South 88° 34' West, a distance of 174.50 feet to an iron pipe; thence North 27° 49' West, a distance of 100.20 feet for a place of beginning; thence continuing in same direction 120 feet to an iron pipe on the Southerly right-of-way line of Block 19 in the Town of Kingsford Heights; thence North 62° 10' 30" East along said right-of-way line, a distance of 156 feet to a point on the Westerly right-of-way line of State Highway #35 and U.S. #6, said right-of-way line of Block 198 also being parallel to and 160 feet Southeasterly of the centerline of Meadowbrook Boulevard, said point being marked by a brass plug in a concrete monument; thence South 27° 49' East along the highway right-of-way line, a distance of 120 feet; thence South 62° 10' 30" West, a distance of 156 feet to the place of beginning.

Parcel II:

Beginning at the Northeast corner of Block 19 of the Original Plat of Kingsford Heights Subdivision, Kingsford Heights Union Township, La Porte County, Indiana, as recorded in Plat Book 8, Pages 48 and 49 being at the intersection of the South line of Meadowbrook Boulevard and the West line of State Highway No. 6; thence Westerly

along the South line of Meadowbrook Boulevard, a distance of 70 feet; thence Southerly parallel with the Westerly line of Indiana State Highway No. 6, a distance of 100 feet to the Southerly line of Block 19; thence Easterly along the Southerly line of Block 19, 70 feet, more or less to the Westerly side of Indiana State Highway No. 6; thence Northerly along the Westerly side of State Highway No. 6, a distance of 100 feet to the place of beginning, situate in the County of La Porte and State of Indiana.

Parcel III:

A parcel of land situated in the East Half of Section 18, Township 35 North, Range 2 West, La Porte County, Indiana, and being more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of Section 18, Township 35 North, Range 2 West, La Porte County, Indiana; thence North 88° 32' East, along the South line of said Section 18, a distance of 658 feet to a point; thence North 01° 06' West, a distance of 2657.90 feet a point; thence North 88° 11' East, a distance of 1080.60 feet to a point on the Westerly right-of-way of U.S. Highways 6 and 35; thence North 27° 49' West, along said Westerly right-of-way line, a distance of 710 feet to the Point of Beginning; thence South 75° 04' 09" West, a distance of 85.14 feet to a point on the Northerly line of a parcel of land described as Instrument No. 2003R-25934; thence North 62° 10' 30" East, along the Northerly line of said parcel, a distance of 83 feet to a point on said Westerly right-of-way line of U.S. Highways 6 and 35; thence South 27° 49' East along said Westerly right-of-way line, a distance of 19 feet to the Point of Beginning.

Commonly known as: 8498 South US 6/35, Hamlet, Indiana 46532