

Hold
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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 22 2023

Timothy J. Stalvey
LAPORTE COUNTY AUDITOR

2023R-05185
RECORDED AS PRESENTED ON
05/22/2023 02:41:09 PM
LAPORTE COUNTY RECORDER
ELZBIETA BILDERBACK
RECORDING FEE: 25.00
PAGES: 5

WARRANTY DEED

THIS INDENTURE WITNESSETH, That PINE LAKE LaPORTE 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 ATTACHED EXHIBIT "A" CONSISTING OF THREE (3) PAGES

Tax ID 46-06-26-303-019.000-043

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

Grantees Address: 613 Pine Lake Avenue, LaPorte, IN 46350

In Witness Whereof, the said Mandeep Singh, Member, Pine Lake LaPorte Property, LLC has hereunto set his hand and seal this 17th day of November, 2022.

Pine Lake LaPorte Property LLC

By: Mandeep Singh, Member



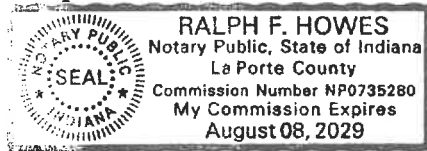
State of Indiana

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, Member, Pine Lake LaPorte 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
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
Ralph F. Howes

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

EXHIBIT "A"
Legal Description

PARCEL I:

The North 128.00 feet of a parcel conveyed in a Certain Warranty Deed from First National Bank and Trust Company of LaPorte, as Trustee, to First National Bank and Trust Company of LaPorte, dated December 29, 1978 and recorded January 3, 1979 as Document Number 7900043 in the Office of the Recorder of LaPorte County, Indiana. Said North 128.00 feet being more particularly described as follows: Commencing at a cast iron monument marking the Southwest corner of Section 26, Township 37 North, Range 3 West of the Second Principal Meridian, LaPorte County, Indiana; thence North 00 degrees 12 minutes 25 seconds West along the West line of said Section 26, a distance of 871.11 feet and (875.16 recorded); thence North 89 degrees 47 minutes 35 seconds East, a distance of 29.03 feet to an iron pipe marking the Southwest corner of Henry's Addition to the City of LaPorte, Indiana, which is recorded in Plat Book 4, page 79, in the Office of the Recorder of LaPorte County, Indiana; thence North 00 degrees 16 minutes 35 seconds West, along the West line of Henry's Addition, a distance of 800.00 feet to an iron pipe marking the Northwest corner of Henry's Addition; thence South 89 degrees 09 minutes 25 seconds West a distance of 13.49 feet to a railroad spike on the curved track of curb line and Easterly right of way line of Pine Lake Avenue; thence Northeasterly along said curved curb line and right of way line an arc distance of 27.19 feet to an iron pipe for the Point of Beginning. The chord of said bears North 02 degrees 46 minutes 57 seconds East a distance of 27.19 feet, said curve also has a radius of 1413.40 feet; thence Northeasterly along said curved curb line and right of way line an arc distance of 128.62 feet to an iron pipe. The chord of said arc bears North 05 degrees 10 minutes 36 seconds East, a distance of 128.56 feet; said curve also has the radius of 1413.40 feet; thence North 89 degrees 50 minutes 12 seconds East along the South line of a certain Guardian's Deed from Katherine Henry, guardian of Robert J. Henry, Morris O. Hagglund and Pearl G. Hagglund, husband and wife, dated June 26, 1946 and recorded July 6, 1946 in Deed Record 207, page 17 in the office of the Recorder of LaPorte County, Indiana, and also along the South line of a certain Warranty Deed from Katherine Henry, et al to Morris O. Hagglund and Pearl G. Hagglund, husband and wife, dated August 21, 1951 and recorded October 4, 1951 in Deed Record 234, page 468, in the Office of the Recorder of LaPorte County, Indiana, a distance of 259.80 feet to an iron pipe on the West line of Rockwood Street, extended; thence South 01 degree 16 minutes 35 seconds East, along said West line of Rockwood Street, extended, a distance of 128.00 feet to an iron pipe; thence South 89 degrees

50 minutes 12 seconds West, a distance of 272.02 feet to the Point of Beginning, EXCEPT A part of the Southwest 1/4 Section 26, Township 37 North, Range 3 West, LaPorte County, Indiana, described as follows: Commencing at the Northwest corner of Henry's Addition an addition to the City of LaPorte, Indiana and that plat which is recorded in Plat Book 4, page 79 in the Office of the Recorder of LaPorte County, Indiana; thence South 88 degrees 46 minutes 37 seconds West 13.49 feet along the prolonged North line of said addition to the East boundary of U.S.R. 35 (also known as Pine Lake Avenue); thence along the boundary of said U.S.R. 35 Northerly 27.19 feet along an arc to the right and having a radius of 1,413.40 feet and subtended by a long chord having a bearing of North 1 degree 46 minutes 19 seconds East and a length of 27.19 feet to the South line of the owner's land and the Point of Beginning of this description; thence South 89 degrees 27 minutes 24 seconds West 15.69 feet along said South line to the West line of said Section and the Southwest corner of the owner's land; thence North 0 degrees 35 minutes 13 seconds West 48.52 feet along said West line to the centerline of said U.S.R. 35; thence along said centerline Northerly 74.05 feet along an arc to the right and having a radius of 1,273.24 feet and subtended by a long chord having a bearing of North 6 degrees 38 minutes 52 seconds East and a length of 74.04 feet; thence North 8 degrees 26 minutes 59 seconds East 6.09 feet along the said centerline to the Northwest corner of the owner's land; thence North 89 degrees 27 minutes 24 seconds East 35.46 feet along the North line of the owner's land; thence Southerly 128.85 feet along an arc to the left and having a radius of 1,238.24 feet and subtended by a long chord having a bearing of South 5 degrees 01 minute West and a length of 128.79 feet to the South line of the owner's land; thence South 89 degrees 27 minutes 24 seconds West 15.57 feet along said South line to the Point of Beginning. Containing 0.101 acres, more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 0.048 acres, more or less.

PARCEL II:

An easement for ingress and egress over and across the following described tract of, contained in a certain Corporate Deed from First of America Bank-LaPorte, N.A., formerly known as First National Bank and Trust Company of LaPorte, to B & R Oil Co., Inc, dated December 28, 1988 and recorded December 28, 1988 as Document No. 8815330 in the Office of the Recorder of LaPorte County, Indiana, being more particularly described as follows: The South portion of a parcel conveyed in a certain Warranty Deed from the First National Bank and Trust Company of LaPorte, as Trustee to First National Bank and Trust Company of LaPorte, dated December 29, 1978 and recorded January 3, 1979 as Document Number 7900043 in the Office of the Recorder of LaPorte County, Indiana; said South portion being more particularly described as follows: Commencing at a cast iron monument marking the Southwest corner of Section 26, Township 37 North, Range 3 West of the Second Principal

Meridian, LaPorte County, Indiana; thence North 00 degrees 12 minutes 25 seconds West along the West line of said Section 26, a distance of 871.11 feet and (875.16 recorded); thence North 89 degrees 47 minutes 35 seconds East, a distance of 29.03 feet to an iron pipe marking the Southwest corner of Henry's Addition to the City of LaPorte, Indiana, which is recorded in Plat Book 4, page 79, in the Office of the Recorder of LaPorte County, Indiana; thence North 00 degrees 16 minutes 35 seconds West, along the West line of Henry's Addition, a distance of 800.00 feet to an iron pipe marking the Northwest corner of said Henry's Addition for the True Place of Beginning; thence South 89 degrees 09 minutes 25 seconds West, a distance of 13.49 feet to a railroad spike on the curved back of curb line and Easterly right of way line of Pine Lake Avenue; thence Northeasterly along said curved curb and right of way line an arc distance of 27.19 feet to an iron pipe. The chord of said arc bears North 02 degrees 46 minutes 57 seconds East, a distance of 27.19 feet said curve also has a radius of 1413.40 feet; thence North 89 degrees 50 minutes 12 seconds East, a distance of 272.02 feet to an iron pipe on the West line of Rockwood Street extended; thence South 00 degrees 16 minutes 35 seconds East along said West line of Rockwood Street extended, a distance of 23.92 feet to an iron pipe marking the Northeast corner of Lot 15 on the North line of Henry's said Addition; thence South 89 degrees 09 minutes 25 seconds West along said North line of said Henry's Addition, a distance of 260.00 feet to the Place of Beginning. EXCEPTING THEREFROM the South 12.00 feet thereof.

A modernized as-surveyed legal description is as follows:

A part of the Southwest quarter of Section 26, Township 37 North, Range 3 West, LaPorte County, Indiana more particularly described as follows:

Commencing at a cast iron monument at the Southwest corner of the Southwest quarter of said Section 26; thence North 00 degrees 12 minutes 25 seconds West along the West line of said Southwest quarter a distance of 1698.63 feet; thence leaving said West line North 89 degrees 56 minutes 01 second East, 31.17 feet to a chiseled cross in concrete on the East Right-of-Way of State Road 39 (aka Pine Lake Avenue) as determined by a parcel in the name of the State of Indiana, recorded in Instrument No. 2003R-01556, said point being the beginning of a curve concave to the East having a radius of 1238.24 feet and a chord of which bears North 06 degrees 12 minutes 06 seconds East, 128.75 feet, said point also being the **Point of Beginning**; thence Northerly along said Right-of-Way and said curve an arc length of 128.81 feet; thence leaving said East Right-of-Way North 89 degrees 54 minutes 49 seconds East (passing a 5/8 inch rebar with cap stamped 12433 at 1.14 feet) 242.79 feet to a 5/8 inch rebar on the West line of Rockwood Street, extended; thence South 00 degrees 20 minutes 46 seconds East along said Rockwood Street extended a distance of 128.07 feet to a 5/8 Inch rebar with cap stamped 0002;

thence South 89 degrees 56 minutes 01 second West, 257.47 feet to the Point of Beginning, containing 0.74 acres, more or less.