

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2012 065329

2012 SEP 18 AM 10:29

MICHELLE D. FAJMAN
RECORDER

LIMITED WARRANTY DEED

This indenture witnesseth that **MWD DEVELOPMENT, LLC**, an Indiana limited liability company, conveys and warrants to **MONASTERY WOODS DEVELOPMENT, LLC**, an Indiana limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 236, 239, 247, 248, 249, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, and 314 in Monastery Woods South/Phase 1 and Phase 2 Subdivision, a subdivision in Lake County, Indiana, per plat thereof, recorded in the Office of the Recorder of Lake County, Indiana as Document No. 2006108776, In Lake County, Indiana

Parcel ID Nos. 45-15-21-401-006.000-014 through and including 45-15-21-401-044-014; Parcel ID Nos. 45-15-21-402-002.000-014 through and including 45-15-21-402-014.000-014; Parcel ID Nos. 45-15-21-403-001.000-014 through and including 45-15-21-403-019.000-014; Parcel ID Nos. 45-15-21-403-023.000-014 through and including 45-15-21-403-037.000-014; Parcel ID Nos. 45-15-21-404-001.000-014 through and including 45-15-21-404-004.000-014; Parcel ID Nos. 45-15-21-426-002.000-014 and 45-15-21-426-003.000-014; Parcel ID Nos. 45-15-21-428-001.000-014 through and including 45-15-21-428-006.000-014; Parcel ID Nos. 45-15-21-429-001.000-014 through and including 45-15-21-429-024.000-014; Parcel ID Nos. 45-15-21-430-002.000-014 through and including 45-15-21-430-009.000-014; Parcel ID Nos. 45-15-21-430-014.000-014 through and including 45-15-21-430-021.000-014; Parcel ID Nos. 45-15-21-431-001.000-014 through and including 45-15-21-431-024.000-014; Parcel ID Nos. 45-15-21-432-001.000-014 through and including 45-15-21-432-006.000-014; Parcel ID Nos. 45-15-21-433-025.000-014, 45-15-21-433-026.000-014 and 45-15-21-433-032.000-014

Subject To: All unpaid real estate taxes and assessments including storm water assessments.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Subject To: Building lines of 30 feet, 25 feet and 15 feet as shown on the Plat of Subdivision recorded December 12, 2006 as Document No. 2006108776.

Subject To: Easement over and upon the land for public utilities and drainage as shown on the Plat of Subdivision recorded December 12, 2006 as Document No. 2006108776.

Subject To: Easement over and upon the land therein described for storm water management purposes as shown on the Plat of Subdivision recorded December 12, 2006 as Document No. 2006108776.

Subject To: Easement over and upon the land therein described for access purposes as shown on the Plat of Subdivision recorded December 12, 2006 as Document No. 2006108776.

Subject To: Easement over and upon the land therein described for sign purposes as shown on the Plat of Subdivision recorded December 12, 2006 as Document No. 2006108776.

Subject To: Easement over the land therein described for the purpose of installing and maintaining all equipment necessary for the purpose of serving the Subdivision and other property, together

SEP 18 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

014407

\$20

CK# 4274

CW

with the right of access thereto, as granted to the Town of Cedar Lake, Public Service Company of Northern Indiana, Illinois Bell Telephone Company, et al and their respective successors and/or assigns, as shown on the Plat of Subdivision recorded December 12, 2006 as Document No. 2006108776.

Subject To: Covenants, conditions and restrictions contained in the Declaration of Covenants and Restrictions for the Paired Villas at Monastery Woods dated August 2, 2007 and recorded August 3, 2007 as Document No. 2007063262, as may be amended from time to time.

Subject To: Covenants, conditions and restrictions contained in the Declaration of Covenants and Restrictions for the Townhomes at Monastery Woods dated February 22, 2008 and recorded March 6, 2008 as Document No. 2008016343, as may be amended from time to time.

Subject To: Rights of adjoining property owners in and to the party wall(s) located on the property described in Schedule A hereof.

Subject To: Rights of the public, State of Indiana and the municipality in and to that part of the premises in question taken, used, or dedicated for roads, streets, alleys or highways.

Subject To: Rights of way for drainage tiles, ditches, feeders and laterals.

Subject To: Rights of the adjacent property owners in and to the free and unobstructed flow of the waters of the Pond/Lake, a part of which is located adjacent to or within the premises.

Subject To: Rights of the United States of America, the State of Indiana, the municipality, and the public in and to that part of the land lying, from time to time, within the bed of the Pond/Lake, and the rights of other owners of land bordering on the Pond/Lake in respect to the water of said Pond/Lake.

Subject To: Rights of the general public and other property owners in and to any part of said premises that may be submerged and inundated by water from time to time.

Subject To: Grantor limits the warranties contained in this Deed to the acts of the Grantor only.

Grantee's Address/Mail
Tax Bills To:

Monastery Woods, LLC
131 Ridge Rd.
Munster, IN 46321

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized agent of Grantor and has been empowered by proper resolution of the Company to execute and deliver this Deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary Company action for making such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 13th day of September, 2012.

MWD DEVELOPMENT, LLC

By: McFarland Management, LLC, Manager

By: *Ronald W. McFarland* President
Ronald W. McFarland, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **MWD DEVELOPMENT, LLC, by McFarland Management, LLC, Manager, by Ronald W. McFarland, President**, who acknowledged the execution of the foregoing Deed for and on behalf of said Company and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 13th day of September, 2012.

My Commission Expires:

9/25/2014

County of Residence:

Porter

Barbara A. Zimny
Barbara A. Zimny, Notary Public

Document is
NOT OFFICIAL!
This Document is the property of
the Lake County Recorder



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

Richard E. Anderson
Printed Name: Richard E. Anderson



This instrument prepared by:

Richard E. Anderson, #2408-45
Anderson & Anderson, P.C.
9211 Broadway, Merrillville, IN 46410
(219) 769-1892