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MICHAEL B. BROWN WARRANTY DEED

THIS INDENTURE WITNESSETH, Precision Development, LLC, an Indiana limited liability company ("Grantor"), conveys, warrants and grants all right, title and interest to Katona Builders, Inc., corporation, ("Grantee"), for and in consideration of One (\$1.00) Dollar and other valuable consideration, the following described real estate:

Lot 234, White Oak Estates, Block Four to the Town of Munster, Lake County, Indiana, as per plat thereof, recorded in Plat Book 79, Page 56, in the Office of the Recorder of Lake County, Indiana.

Tax #45-07-32-180-015.000-027

Subject to:

- Real estate taxes, together with delinquency and penalty, if any, and all other assessments whatsoever, which are due and 1. payable.
- 2. All easements, conditions, covenants, agreements and restrictions of record.
- 3. Zoning and building laws.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution of the Grantor, to execute and deliver this deed; that the Grantor is a company in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full legal capacity to convey the real estate described; and that all necessary legal action for the making of this conveyance has been duly taken.

In Witness Whereof of the parties execute this Deed on this 26th Day of February, 2013. Ty

"GRANTOR"

Precision Development, LLC/ An Indiana limited Liability Company wid VanDyke, Memb By: David VanDyke, Manager **DECLARATION**

I, the undersigned preparer of the attached document, in accordance with IC §36-2-7.5, do hereby affirm under the penalties of perjury: 1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers in attached document; and (2) I have redacted, to the extent permitted by law, each Social Security number in the attached document. I, undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

STATE OF INDIANA

)SS:

COUNTY OF LAKE

Before, the undersigned, a Notary Public and in for said County and State, this 26th day of February, 2013, personally appeared __David VanDyke as Member and Manager of Precision Development, LLC, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public

My Commission Expires: 1/24/21
My County of Residence: Lake
Grantee address and
Mail tax bills to:

Katona Builders, Inc. 8614 Baring Avenue Munster, IN 46321

ALECIA E SUMMERS
Notary Public, State of Indiana
Lake County
Commission # 641524
My Commission Expires 34.150% SEAL MOIANT January 24, 2021

This Instrument Prepared by Precision Development, LLC, and after Recording Return to: Katona Builders, Inc., 8614 Baring Avenue,

13-7572

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

HOLD FOR MERIDIAN TITLE CORF

MAR 2 5 2013

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

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