

2014 004980

2014 JAN 27 AM 8:55

MICHAEL B. BROWN
RECORDER

3

WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to **Michael J Batinick and Betty A. Batinick**, husband and wife, as tenants by the entireties, of Lake County, State of Indiana, 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:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as 9433 W 107th Pl, St. John, IN

Parcel ID No. 45-15-03-356-006.000-015

Subject To: All unpaid real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment, if any, for 2013 payable in 2014, and for all real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment for all subsequent years.

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

Subject To: Assessments, public or private, if any, which appear of record.

Subject To: Reservations, leases or exceptions for minerals or mineral rights, if any, which appear of record.

Subject To: Building setback requirements as shown on the plat of the subdivision.

Subject To: Easement for public utilities and/or drainage as shown on plat.

GRANTEES' ADDRESS:

9433 W 107th Pl
St. John, IN 46373

MAIL TAX BILLS TO:

Michael J and Betty A. Batinick
9433 W 107th Pl
St. John, IN 46373

Return to:

9433 W. 107th Pl., St. John, IN 46373

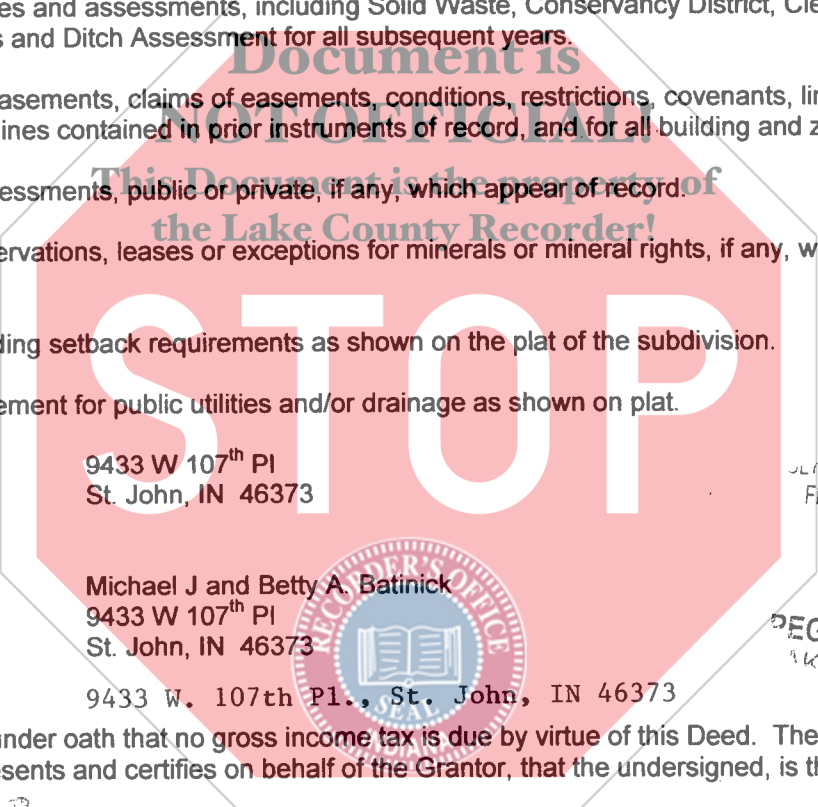
Grantor hereby certifies under oath that no gross income tax is due by virtue of this Deed. The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned, is the Manager of the Grantor

FIDELITY - HIGHLAND
920133630

FIDELITY NATIONAL
TITLE COMPANY

920133630

010392



FILED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 24 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Handwritten initials/signature

and has been fully empowered by proper resolution, or by the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana, and that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

Dated this 17th day of January, 2014.

McFARLAND HOMES VI, LLC
BY: McFARLAND MANAGEMENT, LLC, MANAGER

By Jacqueline L. McFarland
JACQUELINE L. McFARLAND, Secretary/Treasurer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

* 2014

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of January, 2014, personally appeared **McFarland Homes VI, LLC by McFarland Management, LLC, Manager by Jacqueline L. McFarland, Secretary/Treasurer**, who acknowledged execution of the foregoing Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

This Document is the property of

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My Commission Expires: 05/27/2016

Thomas G Schiller, Notary Public

County of Residence: Lake

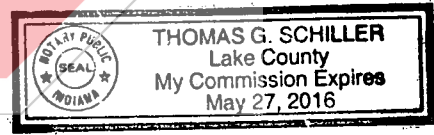
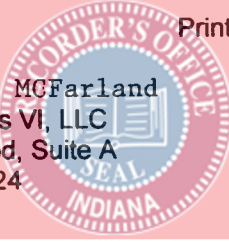
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

THOMAS G. SCHILLER

Printed Name:

This instrument prepared by:

Jacqueline L. McFarland
McFarland Homes VI, LLC
2300 Ramblewood, Suite A
Highland, IN 46324
(219) 934-9885



920133630

EXHIBIT A

The West 36.00 feet of the East 79.00 feet of Lot J, parallel lines as measured perpendicular to the North line thereof, in The Gates of St. John, Unit 1C, a Subdivision in the Town of St. John, Indiana, as per plat thereof, recorded in Plat Book 102, page 27, and amended by Affidavit and Certificate recorded December 19, 2007 as Document No. 2007 099108, in the Office of the Recorder of Lake County, Indiana.

