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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 006328

2014 FEB -3 AM 8:58

MICHAEL B. BROWN
RECORDER

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WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to Neal R* and Kathleen T VanSchouwen, 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:

* VanSchouwen

SEE ATTACHED LEGAL DESCRIPTION



Commonly known as 9421 W. 107th Pl, St. John, IN 46373

Parcel ID No. 45-15-03-356-005.000-015

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.

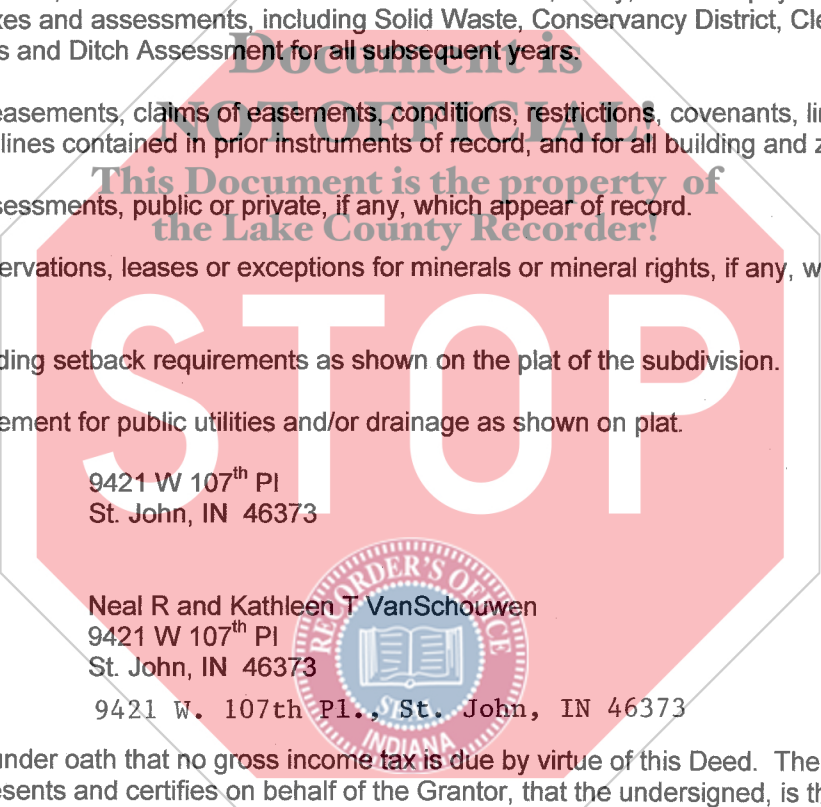
Subject To: Easement for public utilities and/or drainage as shown on plat.

GRANTEES' ADDRESS: 9421 W 107th Pl
St. John, IN 46373

MAIL TAX BILLS TO: Neal R and Kathleen T VanSchouwen
9421 W 107th Pl
St. John, IN 46373

RETURN TO: 9421 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



This Document is the property of the Lake County Recorder!

FIDELITY - HIGHLAND

**FIDELITY NATIONAL
TITLE COMPANY**

99013-4392 ②

FILED FOR RECORD
SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JAN 31 2014

20571

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Handwritten signature/initials.

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 24th day of JANUARY, 20 14.

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

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

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of January, 20 14 personally appeared **McFarland Homes VI, LLC by McFarland Management, LLC, Manager by Ronald W. McFarland, President**, 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.

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
Thomas G Schiller

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.

Printed Name: **THOMAS G. SCHILLER**

This instrument prepared by: Ronald W. McFarland
McFarland Homes VI, LLC
2300 Ramblewood, Suite A
Highland, IN 46324
(219) 934-9885

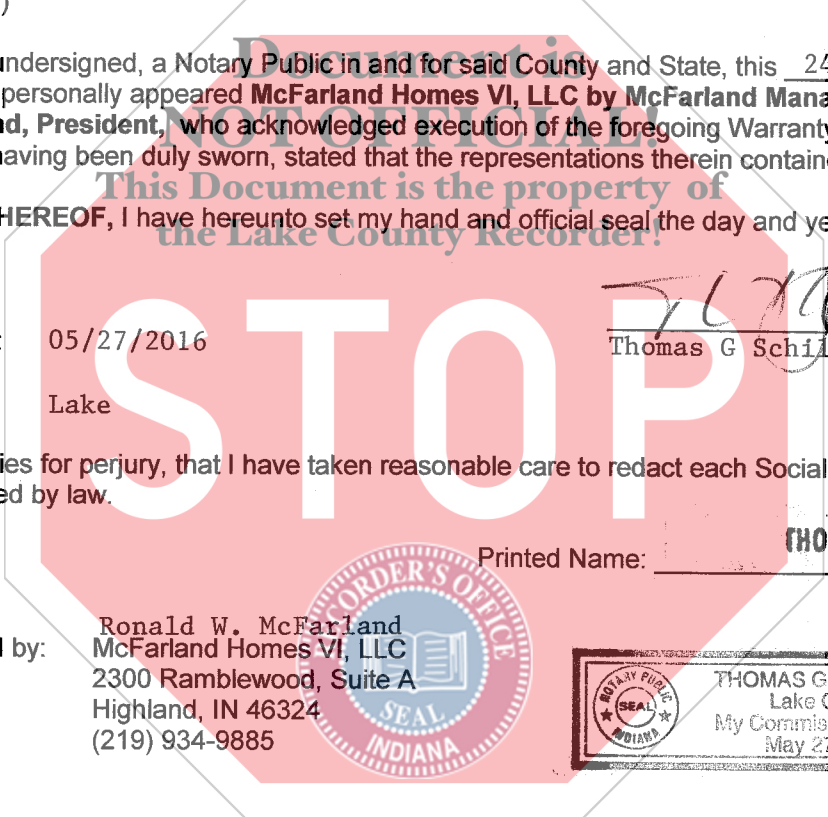
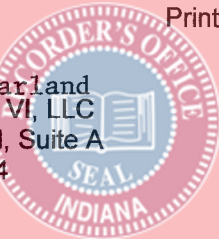


EXHIBIT "A"

The East 43.00 feet of Lot J, by parallel lines as measured perpendicular to the North line thereof, in The Gates of St. John, Unit 1C, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 102, page 27, and as amended by Affidavit and Certificate of Correction recorded December 19, 2007 as Document No. 2007 099108, in the Office of the Recorder of Lake County, Indiana.

Property Address: 9421 W. 107th Place, St. John, IN 46373

