## CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Peninsula Duplex Development Company, Inc., a corporation duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: McFarland Homes VI, LLC of Lake county in the State of Indiana for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the for owing Real Estate in Lake County in the State of Indiana, to wit:

\*\*\*SEE ATTACHED LEGAL DESCRIPTION\*\*\*

Property Address: 11550 Upper Peninsula Court, St. John, IN 46373 Parcel No.: 45-15-05-206-002.000-015

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Subject to:

1. Taxes for 2014 payable in 2015 and subsequent years.

- 2. Covenants, conditions and restrictions contained in a Declaration recorded 05-08-09 as Document No. 2009-030689 and any amendments
- 3. Assessments levied by the Peninsula Point Homeowners Association, Inc.
- 4. Rights or claims of parties in possession not shown by the public records.
- 5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
- 6. Covenants, easements and/or restrictions which may appear of received the recorded plat of subdivision. the recorded plat of subdivision.

The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are duly elected officer(s) of Grantor and contact have been fully empowered by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that the Grantor is a comporation in good standing and has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

Grantor being duly sworn states that this is a subchapter "S" corporation and there is no Indiana Gross Income Tax due or owing on the conveyance.

day of Dated this

IN WITNESS WHEROF, the said Peninsula Duplex Development Company ACCEPTANCE FOR TRANSFER Indiana Corporation has caused this deed to be executed by Frank E. Schilling, its President, and attested by Shirley M. Schilling, its MAR 1 3 2014 Secretary, and its corporate seal to be hereunto affixed.

**PEGGY HOLINGA KATONA** PENINSULA DUPLEX DEVELOPMENT COMPANY, INC., an Indiana Corporation

ATTEST:

STATE OF INDIANA

I affirm, under the penalties for perjury, that: reasonable care to redact each Social Security SS: this document, unless required by law."

COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank E. Schilling, President and Shirley M. Schilling, Secretary of said Corporation and acknowledged the execution of the foregoing Deed for and on behalf of said Corporation and by a composition and behalf of said Corporation and by a composition and behalf of said Corporation and by a composition and behalf of said Corporation. its authority.

WITNESS my hand and Notarial seal this 441 day of Marck

My Commission Expires: 16-3-14 County of Residence:

This document prepared by: Frank E. Schilling

920140255

FIDELITY - HIGHLAND FIDELITY NATIONAL TITLE COMPANY

Order No.: 920140255 Revision No. 1, 2/6/14 Loan No.: 0101515696

## **EXHIBIT "A"**

That part of Lot 1 in Peninsula - an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 102, page 48, and amended by Plat of Correction recorded in Plat Book 103, page 7, and further amended by Plat of Correction recorded in Plat Book 103, page 74, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northwest corner of said Lot 1; thence South 89 degrees 13 minutes 58 seconds East along the North line of said Lot 1, 31.52 feet to a point on the Northwesterly extension of the center line of a party wall; thence South 22 degrees 36 minutes 43 seconds East along said center line and the Northwesterly and Southeasterly extensions thereof, 119.90 feet to the Southeast line of said Lot 1; thence Southwesterly along said Southeast line to the West line of said Lot 1; thence North 0 degrees 46 minutes 02 seconds East along said West line, 120.00 feet to the point of beginning.

TAX AND GRANTEE ADDRESS:
2300 Ramblewood Drive #A NOT OFFICIAL!
Highland, IN 46322

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