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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 016284

2014 MAR 20 AM 9:01

MICHAEL B. BROWN
RECORDER

WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to Sheri M. Venturelli, 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 13021B Ivy St, Cedar Lake, IN 46303

Parcel ID No. 45-15-21-433-031.000-014

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:

13021B Ivy St
Cedar Lake, IN 46303

MAIL TAX BILLS TO:

Sheri M. Venturelli
13021B Ivy St
Cedar Lake, IN 46303

RETURN TO:

13021B Ivy St., Cedar Lake, IN 46303

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 18 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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

920140368

FIDELITY NATIONAL
TITLE COMPANY

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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 7th day of March, 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)

Before me, the undersigned, a Notary Public in and for said County and State, this 07th day of March, 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.

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

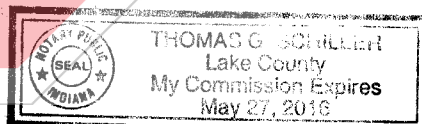
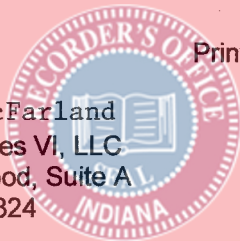
Thomas G Schiller, Notary Public

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.

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



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EXHIBIT A

The South 45.0 feet of Lot 236, by parallel lines as measured along the East line thereof, in Monastery Woods Phase 2, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 100, page 72, in the Office of the Recorder of Lake County, Indiana.

