

# CORPORATE WARRANTY DEED

**THIS INDENTURE WITNESSETH THAT:** Peninsula Duplex Development Co., Inc., an Indiana Corporation, 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 an Indiana limited liability corporation 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 following Real Estate in Lake County in the State of Indiana, to wit:

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

Property Address: 11637 Upper Peninsula Place, St. John, IN 46373  
Parcel No.: 45-15-05-207-004.000-015

**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 thereto.
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 record on 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 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 corporation 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.

Dated this 30<sup>th</sup> day of APRIL, 2014

**IN WITNESS WHEREOF**, the said Peninsula Duplex Development Company, Inc. Indiana Corporation has caused this deed to be executed by Frank E. Schilling, its President, and attested by Shirley M. Schilling, Secretary, and its corporate seal to be hereunto affixed.

**PENINSULA DUPLEX DEVELOPMENT CO., INC.**, an Indiana Corporation

BY: Frank E. Schilling  
Frank E. Schilling, President

ATTEST: Shirley M. Schilling  
Shirley M. Schilling, Secretary

STATE OF INDIANA )  
  ) SS:  
COUNTY OF 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."

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 its authority.

WITNESS my hand and Notarial seal this 30<sup>th</sup> day of APRIL, 2014

Jane Stromberger

My Commission Expires: 10-3-14 County of Residence: Lake

This document prepared by: Frank E. Schilling

Grantees Address and Tax Bill mailing address: 2300 Ramblewood #A, Highland, In 46322  
Return to: 2300 Ramblewood #A, Highland, In 46322

**FIDELITY NATIONAL  
TITLE COMPANY**

92014-0870 (D)

**FIDELITY - HIGHLAND**

920140870

**012803**

2014 029258  
2014 MAR 22 AM 8:06  
MICHELLE BUBB  
RECORDED  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORDS  
OFFICE OF THE  
CLERK

FILED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER  
MAY 20 2014

JANE STROMBERGER  
NOTARY PUBLIC  
STATE OF INDIANA

B 19  
FR  
G  
NON  
EMP

920140870

**EXHIBIT A**

That part of Lot 27 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 Southeast corner of said Lot 27; thence North 76 degrees 12 minutes 19 seconds West along the South line of said Lot 27, 48.62 feet to the Southwest line of said Lot 27; thence North 49 degrees 13 minutes 58 seconds West along said Southwest line, 21.09 feet to a point on the Southwesterly extension of the center line of a party wall; thence North 26 degrees 11 minutes 33 seconds East along said center line and the Southwesterly and Northeasterly extensions thereof, 125.95 feet to the Northeast line of said Lot 27; thence Southeasterly along said Northeast line to the East line of said Lot 27; thence South 13 degrees 48 minutes 41 seconds West along said East line 126.18 feet to the point of beginning.

