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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 029259

2014 MAY 22 AM 9:07

MICHAEL B. BROWN
RECORDER

WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to Joseph P Manchak and Janet E. Manchak, husband and wife, ~~as tenants by the entirety~~ 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 11637 Upper Peninsula Pl, St. John, IN 46373

Parcel ID No. 45-15-05-207-004.000-015

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:

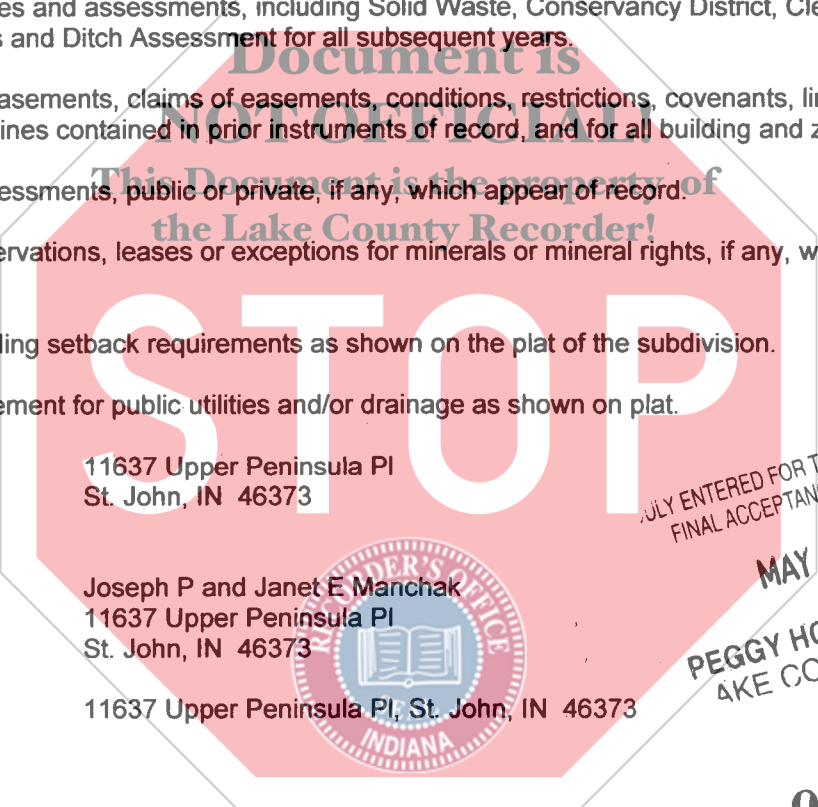
11637 Upper Peninsula Pl
St. John, IN 46373

MAIL TAX BILLS TO:

Joseph P and Janet E Manchak
11637 Upper Peninsula Pl
St. John, IN 46373

RETURN TO:

11637 Upper Peninsula Pl, St. John, IN 46373



FILED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
MAY 20 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

012804

\$20
FN
A

**FIDELITY NATIONAL
TITLE COMPANY**

92014-0870 (2)

FIDELITY - HIGHLAND

920140870

J

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 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 2nd day of May, 2014.

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

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

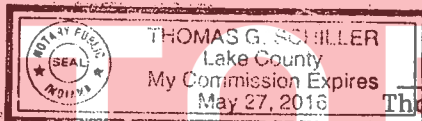
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 02nd day of May, 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.

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

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.

