

2014 046463

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MICHAEL D. CROWN
RECORDER

3

WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to Ronal G. Sharp and Ann E. Sharp, husband and wife, 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 13014 B Carey St., Cedar Lake, IN 46303

Parcel ID No. 45-15-21-403-033.000-014

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:

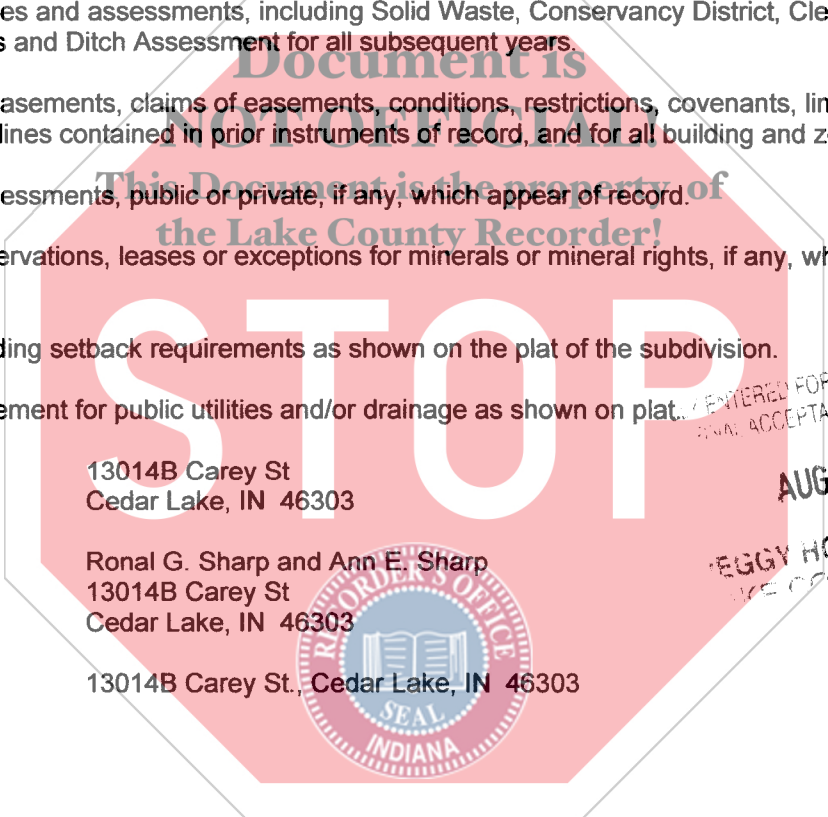
13014B Carey St
Cedar Lake, IN 46303

MAIL TAX BILLS TO:

Ronal G. Sharp and Ann E. Sharp
13014B Carey St
Cedar Lake, IN 46303

RETURN TO:

13014B Carey St., Cedar Lake, IN 46303



ENTERED FOR TAXATION SUBJECT
TO ACCEPTANCE FOR TRANSFER
AUG 01 2014
REGGY HOUNGA KATON
LAKE COUNTY AUDITOR

014370

**FIDELITY NATIONAL
TITLE COMPANY**

92014-2152 (2)

FIDELITY - HIGHLAND

520142152

Handwritten initials and date: 2014

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 25th day of July, 2014.

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

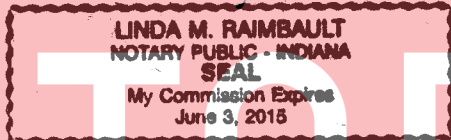
By: *Ronald W. McFarland*
RONALD W. McFARLAND, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of July, 2014 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.

This Document is the property of the Lake County Recorder!



My Commission Expires: 6-3-15

County of Residence: Lake

, Notary Public

Linda M. Raimbault

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 B. Schiller

This instrument prepared by:

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



EXHIBIT A

Part of Lot 256 in Monastery Woods, Phase 2, a subdivision in the Town of Cedar Lake, Indiana, as per plat thereof, recorded in Plat Book 100, page 72, in the Office of the Recorder of Lake County, Indiana, which part of said Lot 256 is described as follows: Commencing at the Southwest corner of said Lot 256; thence North 38 degrees 24 minutes 04 seconds West, along the Southwesterly line of said Lot, 74.50 feet to the true POINT OF BEGINNING hereof; thence North 68 degrees 50 minutes 27 seconds East, 131.30 feet to a point on the curved Easterly line of said Lot; thence Northerly, along said curved Easterly line, being a curve concave to the Northeast and having a radius of 120.00 feet, an arc distance of 36.11 feet to the Northeast corner of said Lot 256; thence South 86 degrees 04 minutes 54 seconds West, along the North line of said Lot, 120.60 feet to the Northwest corner of said Lot; thence South 00 degrees 08 minutes 34 seconds West, along the West line of said Lot, 66.88 feet to a point of deflection in said West line; thence South 38 degrees 24 minutes 04 seconds East, along the Southwesterly line of said Lot, 9.42 feet to the Point of Beginning.

