

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 072295

2015 OCT 26 AM 10:15

MICHAEL B. BROWN
RECORDER

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WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to Germaine Burns, 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

Document is
NOT OFFICIAL!

Commonly known as: 9346 W 107th Ln, St John, IN 46373

Parcel ID No. 45-15-03-254-026-000-015

This Document is the property of
the Lake County Recorder's Office

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 2014 payable in 2015, 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: 9346 W 107th Ln
St. John, IN 46373

MAIL TAX BILLS TO: Germaine Burns
9346 W 107th Ln
St. John, IN 46373

RETURN TO: 9346 W 107th Ln. St. John, IN 46373



**FIDELITY NATIONAL
TITLE COMPANY**

92015-1675 ✓

FIDELITY - HIGHLAND
920151675

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 23 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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FY
W

22604

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 30th day of September, 2015.

Document is NOT OFFICIAL!
McFARLAND HOMES VI, LLC
BY: McFARLAND MANAGEMENT, LLC, MANAGER
By: [Signature]
RONALD W. McFARLAND, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of September, 2015 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.

My Commission Expires: 6-3-23

County of Residence: Lake



[Signature]
Linda M. Rambault, Notary Public

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

920151675

EXHIBIT A

The East 36.00 feet of the West 81.67 feet of Lot A, by parallel lines as measured along the South line thereof, in the Gates of St. John, Unit 1C, a subdivision in the Town of St. John, Indiana recorded in Plat Book 102, page 27 in the Office of the Recorder of Lake County, Indiana

