

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 040137

2016 JUN 29 AM 10: 21

MICHAEL B. BROWN
RECORDER

WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to James Wiltjer/Nancy Wiltjer as trustees under James Wiltjer/Nancy Wiltjer Revocable Living Trust Agreement, 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: 10708 Scarlet Oak, St. John, IN 46373

Parcel ID No. 45-15-03-355-004.000-015

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 2015 payable in 2016, 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:

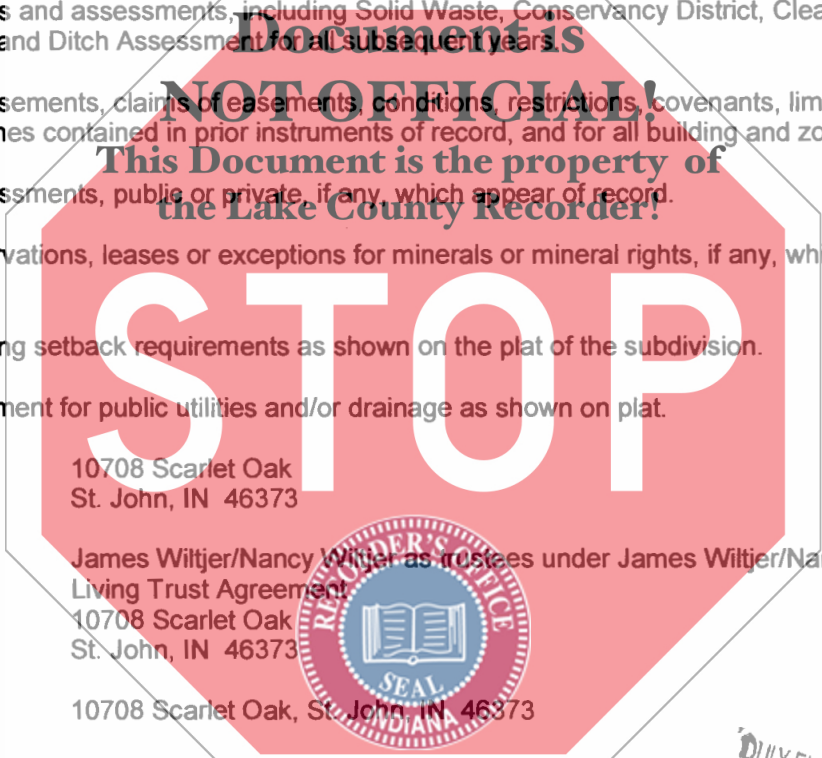
10708 Scarlet Oak
St. John, IN 46373

MAIL TAX BILLS TO:

James Wiltjer/Nancy Wiltjer as trustees under James Wiltjer/Nancy Wiltjer Revocable Living Trust Agreement
10708 Scarlet Oak
St. John, IN 46373

RETURN TO:

10708 Scarlet Oak, St. John, IN, 46373



**FIDELITY NATIONAL
TITLE COMPANY**

FIDELITY - HIGHLAND

9201100977
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 27 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 27 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

23879

20
FN
CA

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 15th day of June, 2016.

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 15th day of June, 2016 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.

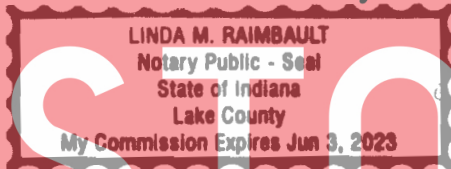
My Commission Expires: 6-3-23

County of Residence: Lake

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.

This instrument prepared by:

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



Linda M. Raimbault Notary Public

Printed Name: *[Signature]*

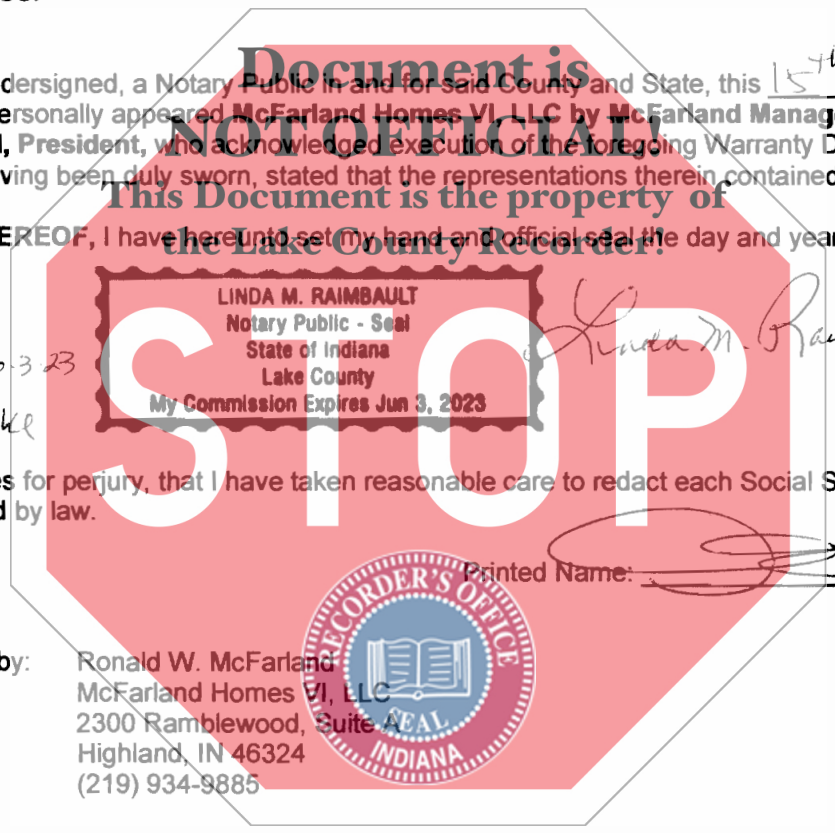


EXHIBIT A

Part of Lot 1 in The Gates of St. John, Unit 1A, a subdivision in the Town of St. John, Indiana, as per record Plat thereof appearing in Plat Book 100, Page 55, in the Office of the Recorder of Lake County, Indiana, which part of said Lot 1 is more particularly described as follows: Commencing at the Southwest corner of said Lot 1, thence N.04 degrees '53'58" E., along the West line of said Lot, 117.26 feet to the true point of beginning hereof; thence S.84 degrees 20'23"E.,142.16 feet to a point on the curved East line of said Lot 1; thence Northerly, along the curved East line of said Lot, 35.94 feet to the Northeast corner of said Lot; thence N.58 degrees 27'34"W., along the North line of said Lot, 169.56 feet to the Northwest corner of said Lot 1; thence S.04 degrees 53'58"W., along the West line of said Lot, 108.78 feet to the point of beginning,

