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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 040140

2016 JUN 29 AM 10:22

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**  
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to Ralph K. Spargo and Kathy M. Spargo, 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: 11546 Upper Peninsula Ln, St John, IN 46373

Parcel ID No. 45-15-05-207-022.000-015

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:

11546 Upper Peninsula LN  
St. John, IN 46373

MAIL TAX BILLS TO:

Ralph K. Spargo and Kathy M. Spargo  
11546 Upper Peninsula Ln  
St. John, IN 46373

RETURN TO:

11546 Upper Peninsula Ln, St John, IN 46373



Fidelity - Highland  
920160382  
FIDELITY NATIONAL  
TITLE COMPANY

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 27 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

23880

#20  
EP  
Q

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 15 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 15 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.

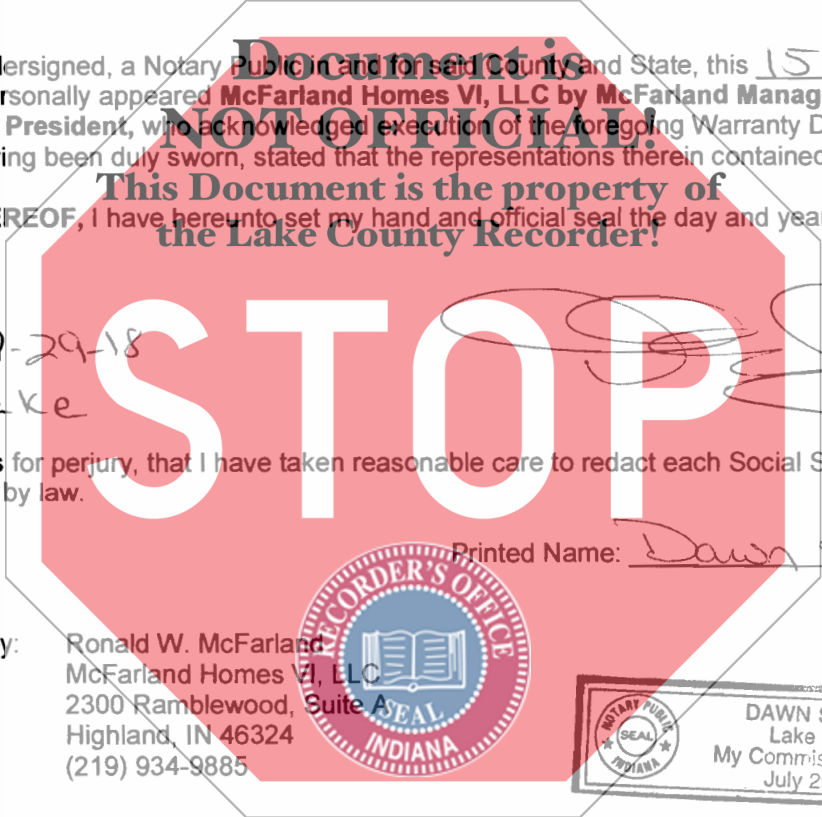
My Commission Expires: 7-29-18

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: Dawn Stanley

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



*Dawn Stanley*, Notary Public

920160382

**EXHIBIT A**

That part of Lot 34 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, and further amended by Plat of Correction recorded in Plat Book 103, page 86, in the Office of the Recorder of Lake County, Indiana, lying Westerly of the following described line: Commencing at the Northwest corner of said Lot 34; Thence South 89°11'15" East, along the Northerly line of said Lot 34, 52.71 feet to a point of beginning on the Northeasterly extension of the center line of a common wall; thence South 01°31'32" West, along said center line and the Northeasterly and Southwesterly extensions thereof, 128.84 feet to a point of termination on the Southerly line of said Lot 34, said point being 53.28 feet Westerly of the Southeast corner of said Lot 34, all in Lake County, Indiana

