

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 AUG 11 AM 10:28

MICHAEL E. BROWN
RECORDER

2016 054751

THIS IS TO CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE ORIGINAL INSTRUMENT.
FIDELITY NATIONAL TITLE INSURANCE CO.
2050 45TH AVENUE
HIGHLAND, IN 46322

BY

3

WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to Gayle R. Gray, 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: 10201 Upper Peninsula Ln, St John, IN 46373

Parcel ID.No. 45-15-05-206-043.000-015

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:

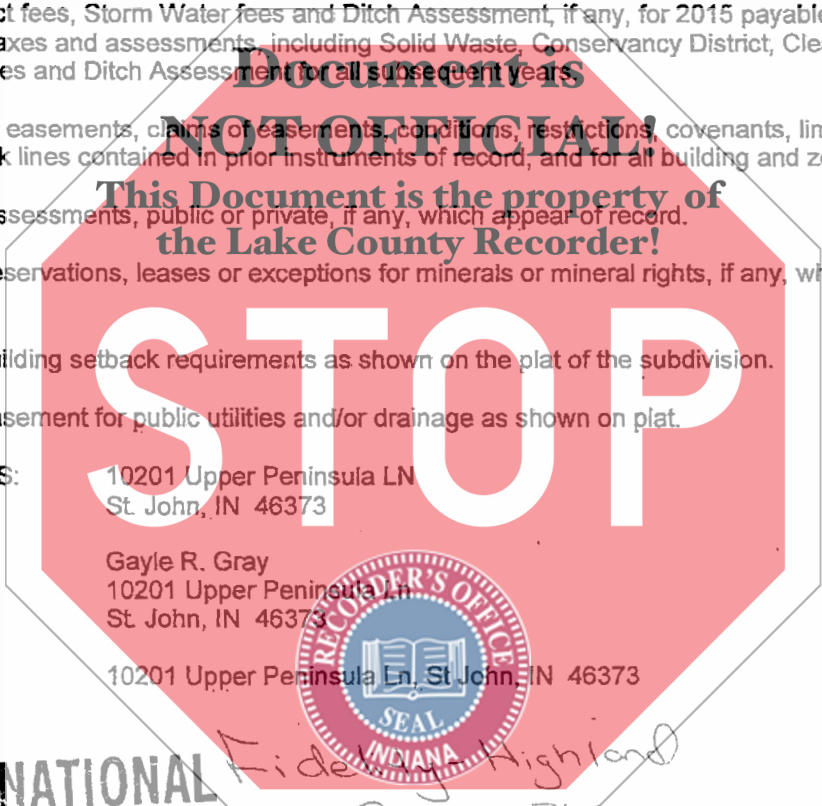
10201 Upper Peninsula LN
St John, IN 46373

MAIL TAX BILLS TO:

Gayle R. Gray
10201 Upper Peninsula Ln
St John, IN 46373

RETURN TO:

10201 Upper Peninsula Ln, St John, IN 46373



**FIDELITY NATIONAL
TITLE COMPANY**

93014-1561

*Fidelity Highland
920161561*

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 10 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

*20
pr
D*

25158

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 4 day of August, 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 4 day of August, 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.

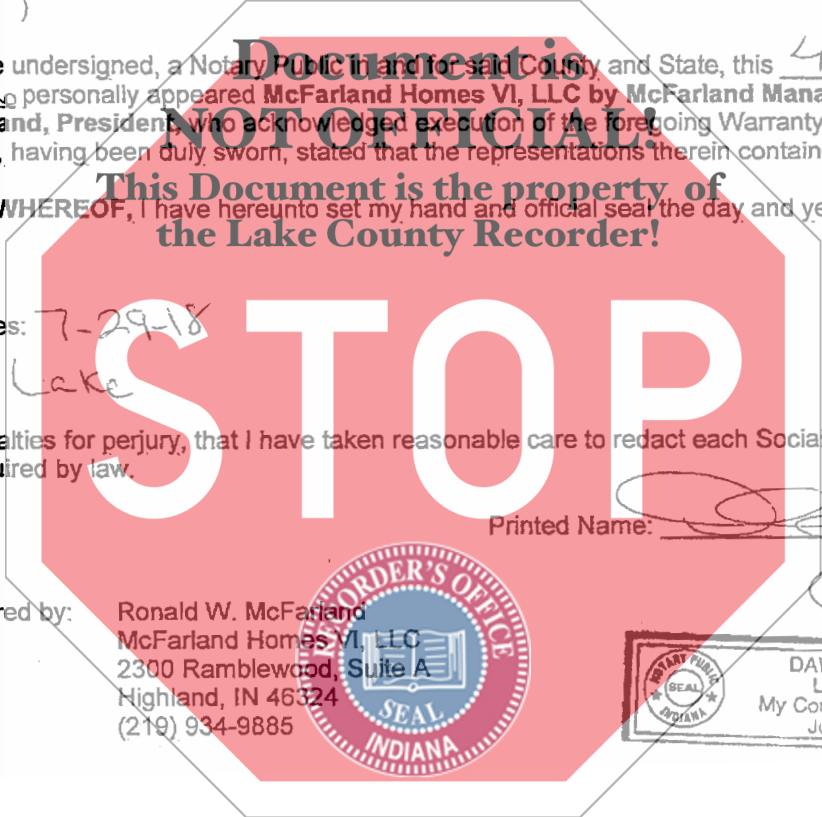
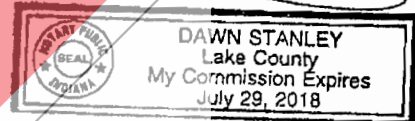
My Commission Expires: 7-29-18

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: *[Signature]*

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



920161561

EXHIBIT A

That Part of Lot 22 in Peninsula, an addition to the Town of St. John, Indiana, according to the Plat thereof recorded February 15, 2008, in Plat Book 102, Page 48, as Document No. 2008 011317 and corrected by Plat recorded July 7, 2009 in Plat Book 103, Page 86 as Document No. 2009-0045813, lying Northwesterly of the following described line: Commencing at the most Northerly corner of said Lot 22, thence South 47 degrees 13' 16" East, along the Northeast Line of said Lot 22, 48.75 feet to a point of beginning on the Northeasterly extension of the center line of a party wall; thence South 42 degrees 55' 52" East, along said center line and the northeasterly and Southwesterly extensions thereof, 121.49 feet to a point of termination on the Southwest line of said Lot 22, said point being 48.42 feet Southeast of the most Westerly corner of said Lot 22, as measured along Southwest line, all in Lake County, Indiana.

