

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 056132

2016 AUG 18 AM 10:17

MAIL TAX BILLS TO GRANTEE'S
CURRENT ADDRESS AT:

RETURN TO:

MICHAEL B. BROWN
RECORDER
2036 W 81ST Ave
Merrillville, IN 46440

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Merrillville, IN 46440

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PARTNERSHIP SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **F&G INVESTMENTS, L.P.**, a Delaware limited partnership (the "Grantor") **CONVEYS** to **ACCENT HOMES, INC.** (the "Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Lot Numbered 30 in Creekwood Crossing, Unit 1, in the Town of Merrillville as per plat thereof recorded in Plat Book 097, page 70 in the Office of the Recorder of Lake County, Indiana.

Tax Parcel No.: 45-12-18-306-002.000-030

Commonly known as 7427 Baker Street, Merrillville, Indiana (the "Real Estate"), and warrants to Grantee only that the Real Estate is free from all liens, encumbrances and defects in title arising out of the acts or omissions of Grantor, and hereby disclaims all warranties under Indiana Code 32-17-1-2 which are inconsistent with the foregoing. Grantor hereby assigns and transfers to Grantee all rights which Grantor has, if any, under all warranties and representations made by other owners in the chain of title to the Real Estate (the "Warranties"), including, but not limited to, any and all rights which Grantor may now have, if any, or which may accrue hereafter by reason of, or on account of, the Warranties, if any, provided, however, that Grantor makes no warranties or representations to Grantee or to any of Grantee's successors in title to the Real Estate with respect to the Warranties, all of which are hereby disclaimed, without qualification, limitation, or exception.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2016 payable in 2017, and for all years thereafter.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 16 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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MS
D

HOLD FOR MERIDIAN TITLE CORP

16-26218

25239

2. Any and all recorded building lines, easements, rights of way, restrictions, legal ditches and drains and all rights therein.
3. Special assessments/sewer usage charges, if any, levied by the Town of Merrillville.
4. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
5. Declaration of Restrictions recorded July 27, 2005 as Document Number 2005-062715 and amended by Assignment of Rights dated June 30, 2014 and recorded September 5, 2014 as Instrument No. 2014 053791 in the Office of the Recorder of Lake County, Indiana, as amended and restated by the First Amended And Restated Declaration Of Covenants, Restrictions And Easements For Creekwood Crossing, Merrillville, Indiana recorded on September 2, 2014 as Document No. 2014-052695 in the Lake County Indiana Recorder's Office.
6. All other covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the Real Estate.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been fully empowered to execute and deliver this Deed; that Grantor has full legal capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 11th day of August, 2016.

F&G Investments, L.P., by F & G General Partner, LLC, its Sole General Partner

By: 
Franklin D. Van Til, Member

By: 
Gladys R. Van Til, Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Franklin D. Van Til and Gladys R. Van Til, as members of F & G General Partner, LLC, Sole General Partner of F&G Investments, L.P., who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 11 day of August, 2016.
the Lake County Recorder!



Annette Martinez
Notary Public
Printed Name: Annette Martinez

My Commission Expires 1-21-2022

County of Residence: Porter

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. Glenn R. Patterson

This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, Easton Court, 300 East 90th Drive, Merrillville, Indiana 46410