STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 JUL 14 AM 10: 18

MICHAEL B. BROWN
RECORDER

2017 043265

WARRANTY DEED
(Corporate)

This indenture witnesseth that **MHI HOMES, LLC,** an Indiana limited liability company, conveys and warrants to David A Walczak, 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 10379 Red Rock Pl, Dyer, IN 46311

Parcel ID No. 45-15-06-152-002.000-015

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 2016 payable in 2017, 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: 10379 Red Rock Pl
Dyer, IN 46311

MAIL TAX BILLS TO: David Walczak
10379 Red Rock Pl
Dyer, IN 46311

RETURN TO: 10379 Red Rock Pl, Dyer, IN 46311

FIDELITY NATIONAL
TITLE COMPANY
FNW 1700017 ②

Fidelity-Highland
FNW 1700017

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 1 2 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

040677

25-
FN
RN

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 26 day of June , 2017.

MHI HOMES, LLC
BY: McFARLAND MANAGEMENT, LLC, MANAGER

By: _____
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 26 day of June , 2017 personally appeared **MHI Homes, 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.

_____, Notary Public

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.

DAWN STANLEY
Printed Name: _____

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

DAWN STANLEY
Lake County
My Commission Expires
July 29, 2018

LEGAL DESCRIPTION

Order No.: FNW1700017

For APN/Parcel ID(s): 45-15-06-152-002.000-015
For Tax Map ID(s):   45-15-06-152-002.000-015

Lot 105 in Greystone of St. John, Unit 1, Block 1, as per plat thereof, recorded in Plat Book 109, page 29, in the Office of the Recorder of Lake County, Indiana EXCEPT the Northerly 45.00 feet thereof.