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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 043269

2017 JUL 14 AM 10:18

MICHAEL B. BROWN
RECORDER

WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to Lynette M. Malik, 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 11623 Upper Peninsula Ln, St. John, IN 46373

Parcel ID No. 45-15-05-206-030.000-015

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: 11623 Upper Peninsula Ln
St. John, IN 46373

MAIL TAX BILLS TO: Lynette M. Malik
11623 Upper Peninsula Ln
St. John, IN 46373

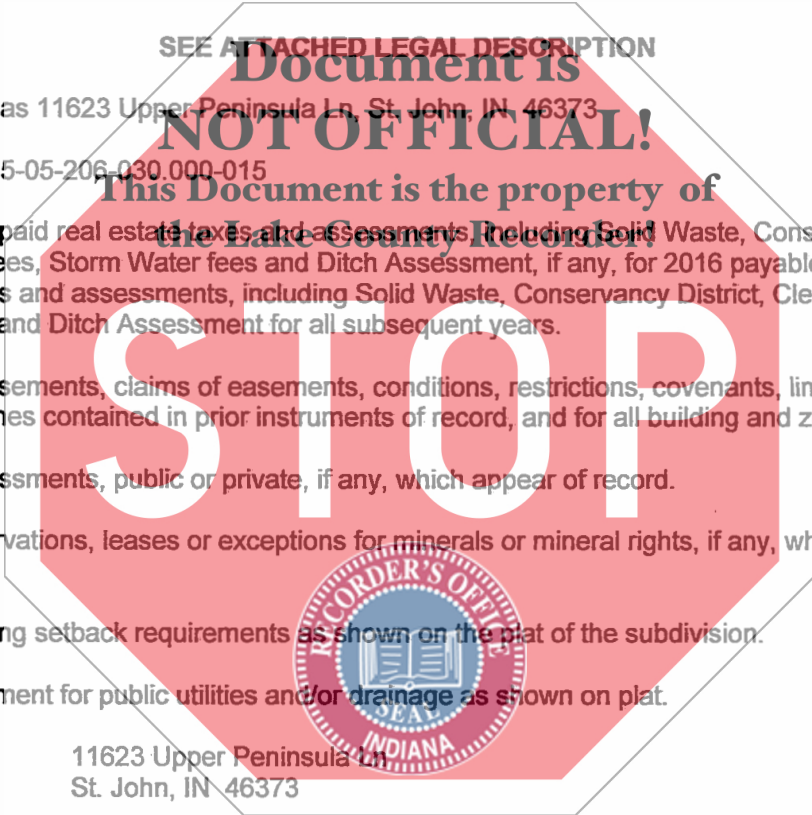
RETURN TO: 11623 Upper Peninsula Ln, St. John, IN 46373

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

040679



*Fidelity - Highland
FNW1700005 ✓*

**FIDELITY NATIONAL
TITLE COMPANY**

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F10
am*

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 5th day of July, 2017

Document is NOT OFFICIAL

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

By: [Signature]
RONALD W. McFARLAND, President

This Document is the property of the Lake County Recorder!

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of July, 2017 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:

County of Residence:

LINDA M. RAIMBAULT
Notary Public - Seal
State of Indiana
Lake County
My Commission Expires Jun 3, 2023

[Signature], Notary Public

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

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-15-05-206-030.000-015

THAT PART OF LOT 15 IN PENINSULA, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 2009, IN PLAT BOOK 103, PAGE 86, AS DOCUMENT NUMBER 2009-0045813, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTH 89 DEGREES 13 MINUTES 58 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 15, 48.36 FEET TO A POINT OF BEGINNING ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF A COMMON WALL; THENCE SOUTH 0 DEGREES 33 MINUTES 36 SECONDS WEST, ALONG SAID CENTER LINE AND THE NORTHEASTERLY AND SOUTHERLY EXTENSIONS THEREOF, 116.00 FEET TO A POINT OF TERMINATION ON THE SOUTHERLY LINE OF SAID LOT 15, SAID POINT BEING 48.22 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 16, ALL IN LAKE COUNTY, INDIANA.



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

AMERICAN
LAND TITLE
ASSOCIATION



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