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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 044970

2017 JUL 20 AM 10:18

MICHAEL B. BROWL  
RECORDER

**WARRANTY DEED**  
(Corporate)

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Gerald A. DeYoung and LuAnn DeYoung, 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: 8087 Cranberry Dr, St. John, IN, 46373

Parcel ID No. 45-15-03-428-001000-015

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.

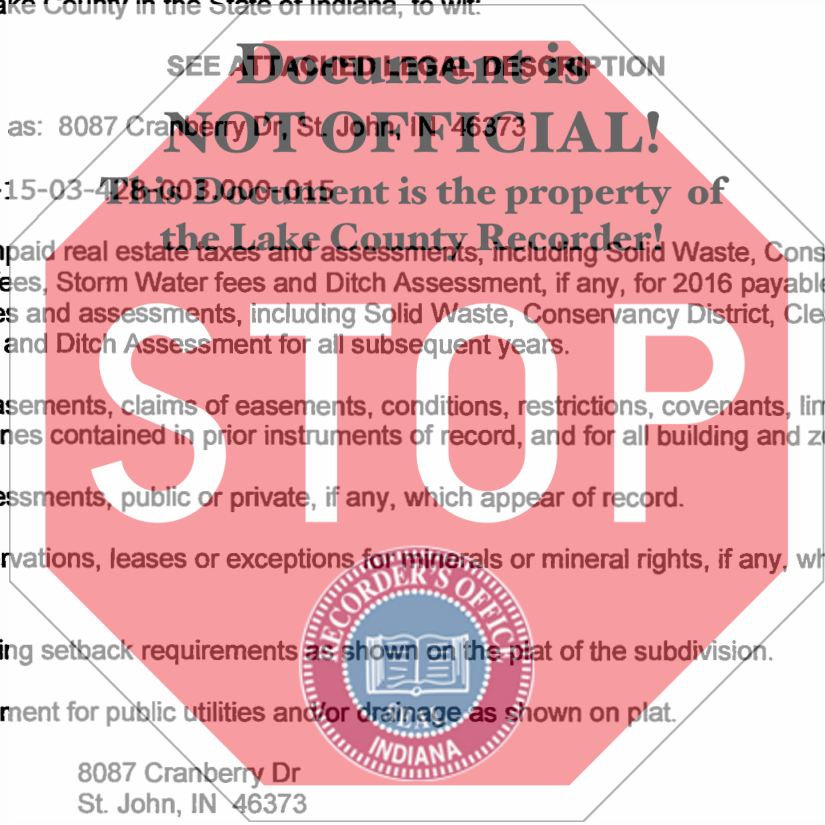
Subject To: All easements, claims of easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

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: 8087 Cranberry Dr  
St. John, IN 46373

MAIL TAX BILLS TO: Gerald A. DeYoung and LuAnn DeYoung  
8087 Cranberry Dr  
St. John, IN 46373

RETURN TO: 8087 Cranberry Dr, St. John, IN 46373

**FIDELITY NATIONAL  
TITLE COMPANY**

92017-0865 ↓

FIDELITY - HIGHLAND  
920170865

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 19 2017

040788

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25-  
FR  
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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 11<sup>th</sup> day of July, 2017.

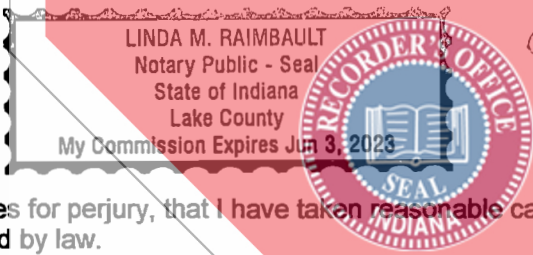
**Document is NOT OFFICIAL!**  
MHI HOMES, LLC  
BY: MCFARLAND MANAGEMENT, LLC, MANAGER  
By: Ronald W. McFarland  
**RONALD W. MCFARLAND, President**  
**This Document is the property of the Lake County Recorder!**

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 11<sup>th</sup> day of July, 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.

My Commission Expires:  
County of Residence:



Linda M. Raimbault, 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**  
**MHI Homes, LLC**  
**2300 Ramblewood, Suite A**  
**Highland, IN 46324**  
**(219) 934-9885**

**EXHIBIT A**

BEING THAT PART OF LOT C, IN THE GATES OF ST. JOHN, UNIT 4A, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGE 61 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT C; THENCE SOUTH 89 DEGREES 59 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT C, 73.67 FEET; THENCE NORTH 52 DEGREES 59 MINUTES 13 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT C, 61.14 FEET; THENCE NORTH 62 DEGREES 40 MINUTES 38 SECONDS WEST CONTINUING ALONG THE SOUTHERLY LINE, 3.10 FEET; THENCE NORTH 27 DEGREES 19 MINUTES 22 SECONDS EAST INTO SAID LOT C, 125.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT C; THENCE SOUTH 62 DEGREES 40 MINUTES 38 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT C, 21.58 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 90.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 98.44 FEET, (CHORD BEARING SOUTH 31 DEGREES 20 MINUTES 32 SECONDS EAST, CHORD LENGTH 93.61 FEET) TO A POINT ON THE EAST LINE OF SAID LOT C; THENCE SOUTH 00 DEGREES 00 MINUTES 25 SECONDS EAST ALONG THE SAID EAST LINE, 59.42 FEET TO THE POINT OF BEGINNING.

