

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Cedar Lake 133, LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: Fancher Development LLC, an Indiana corporation of Lake county in the State of Indiana for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 5 in Lakeside Unit 1, Block 1, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 110, page 13, in the Office of the Recorder of Lake County, Indiana.

Property Address: 5920 Huron Drive, Cedar Lake, IN 46303

Parcel No.: 45-15-25-126-001.000-043

Subject to:

- 1. Taxes for 2017 payable in 2018 and subsequent years.
2. Covenants, conditions and restrictions contained in a Declaration recorded 5/17/2017 as Document No. 2017-030627.
3. Assessments levied by the Lakeside of Cedar Lake Homeowners Association Inc.
4. Rights or claims of parties in possession not shown by the public records.
5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
6. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are a current manager of the Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company, to execute and deliver this deed.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this deed.

Dated this 20th day of June, 2017

IN WITNESS WHEREOF, the said Cedar Lake 133, LLC, an Indiana limited liability Corporation has caused this deed to be executed by Frank E. Schilling, its managing member.

CEDAR LAKE 133, LLC, an Indiana Limited Liability Company DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: Frank E. Schilling, Managing Member

STATE OF INDIANA )
)
COUNTY OF LAKE ) SS:

JUL 31 2017

JOHN E. PETALAS LAKE COUNTY AUDITOR

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Frank E. Schilling, managing member of said Limited Liability Company and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 20th day of June, 2017

Jane Lionberger, Notary Public

My Commission Expires: 10-3-22 County of Residence: Lake

This document prepared by: Frank E. Schilling
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. Jane Lionberger

Grantees Address and Tax Bill mailing address: 3164 Austgen, Dyer, IN 46311
Return to: Fancher Development LLC, 3164 Austgen, Dyer, IN 46311

FIDELITY NATIONAL TITLE COMPANY

040938

98017-1577

25- FN AM



2017 04-7-988

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2017 AUG -2 AM 10:00 MICHAEL B. BROWN RECORDER

