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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 050239

2017 AUG 11 AM 9:43

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**

(Corporate)

\* As Tenants in Common

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to Michael Lipton and Hillary Baccino, 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 9735B W 129<sup>th</sup> Pl, Cedar Lake, IN 46303

Parcel ID No. 45-15-21-429-010,000-014

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STOP



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: 9735B W 129<sup>th</sup> Pl  
Cedar Lake, IN 46303

MAIL TAX BILLS TO: Michael Lipton and Hillary Baccino  
9735B W 129<sup>th</sup> Pl  
Cedar Lake, IN 46303

RETURN TO: 9735B W 129<sup>th</sup> Pl, Cedar Lake, IN 46303

**FIDELITY NATIONAL  
TITLE COMPANY**  
FNW1700218

*Fidelity - Highland  
FNW1700218*

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 9 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

041166

*25-  
FNW*

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 3<sup>rd</sup> day of August, 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 3<sup>rd</sup> day of August, 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:



[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): 45-15-21-429-010.000-014**

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THE WEST 46.0 FEET OF LOT 267 IN MONASTERY WOODS, PHASE 2, A SUBDIVISION IN THE TOWN OF CEDAR LAKE, INDIANA, AS PER RECORD PLAT THEREOF IN PLAT BOOK 100 PAGE 72, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

