

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: CWS Holdings, 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: MHI Homes 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 106 in GREYSTONE OF ST. JOHN, UNIT 1 BLOCK 2, a subdivision in the Town of St. John, Indiana, as shown in Plat Book 110, page 20, in the Office of the Recorder of Lake County, Indiana more particularly described as beginning at the Northeast corner of said lot 106; Thence North 89° 38' 17" West along the Northerly line of said lot 106 a distance of 145.27 feet to a point on a non-tangent curve, concave Easterly and having a radius of 770.00 feet; thence Southerly along said curve, being the Westerly line of said lot 106 through a central angle of 05°43'09" an arc distance of 50.22 feet to a non-tangent line; thence North 86° 43' 46" East, 146.85 feet to an Easterly line of said lot 106; Thence North 04° 04' 21" West along said Easterly line, 32.32 feet; Thence North 00° 12' 10" West, 3.67 feet to the point of beginning

Property Address: 10361 Red Rock Place, St. John, IN 46373
Parcel No.: 45-15-06-152-013.000-015

Subject to:

- 1. Taxes for 2017 payable in 2018 and subsequent years.
2. Covenants, conditions and restrictions contained in a Declaration recorded 1/17/2017 as Document No. 2017 002986.
3. Assessments levied by the Greystone Homeowners Association.
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 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 9th day of September, 2017

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

CWS HOLDINGS, LLC, an Indiana Limited Liability Company ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

BY: Frank E. Schilling, Managing Member

STATE OF INDIANA )
COUNTY OF LAKE ) SS:

OCT 02 2017
JOHN E. PETALAS
LAKE COUNTY AUDITOR
005476

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 9th day of September 2017
Jane Fronberger

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 Fronberger

Grantees Address and Tax Bill mailing address: 2300 Ramblewood Drive, Unit A, Highland, IN 46322
Return to: MHI Homes, LLC, 2300 Ramblewood Drive, Unit A, Highland, IN 46322

FIDELITY NATIONAL
TITLE COMPANY
FNW1701313

FIDELITY - HIGHLAND FNW1701313

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FN
RM



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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDER

MICHAEL E. SPROW
Recorder

