

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 083587

2017 DEC 11 AM 10:00

MICHAEL B. BROWN
RECORDER

WARRANTY DEED
(Corporate)

3

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Joseph R. Frieders and Linda L. Frieders, 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 10361 Red Rock Pl, Dyer, IN 46311

Parcel ID No. 45-15-06-152-013,000-015

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: 10361 Red Rock Pl
Dyer, IN 46311

MAIL TAX BILLS TO: Joseph R. Frieders and Linda L. Frieders
10361 Red Rock Pl
Dyer, IN 46311

RETURN TO: 10361 Red Rock Pl, Dyer, IN 46311

FIDELITY - HIGHLAND

FNW1702077

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 08 2017

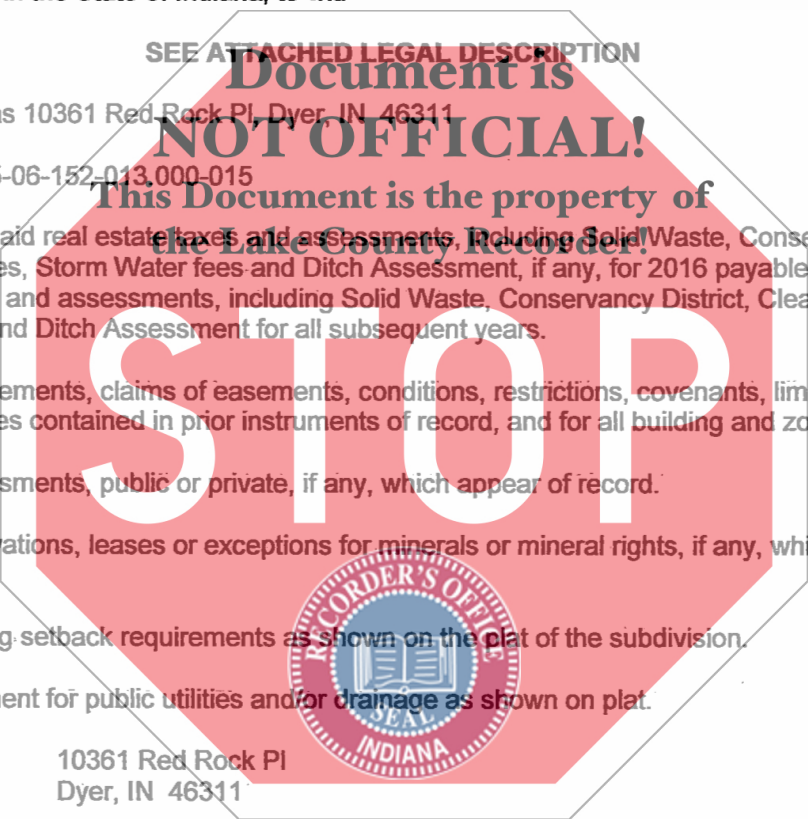
JOHN E. PETALAS
LAKE COUNTY AUDITOR

**FIDELITY NATIONAL
TITLE COMPANY**

FNW1702011 LC

029621

Handwritten signature/initials



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 5 day of December, 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 5 day of December, 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: 7-29-18
County of Residence: Lake



[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**
MHI Homes, LLC
2300 Ramblewood, Suite A
Highland, IN 46324
(219) 934-9885

LEGAL DESCRIPTION

Order No.: FNW1702077

For APN/Parcel ID(s): 45-15-06-152-013.000-015

For Tax Map ID(s): 45-15-06-152-013.000-015

That part of 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, 37.32 feet; Thence North 00° 12' 10" West, 3.67 feet to the point of beginning

**This Document is the property of
the Lake County Recorder!**

STOP

