

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 087525

2017 DEC 27 AM 10:07

MICHAEL B. BROWN
RECORDER

WARRANTY DEED
(Corporate)

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Raymond Bogusz and Cherie A. Bogusz, 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 13821 Hatteras Ln, Cedar Lake, IN 46303

Parcel ID No. 45-15-27-335-004.000-014.

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: 13821 Hatteras Ln
Cedar Lake, IN 46303

MAIL TAX BILLS TO: Raymond Bogusz and Cherie A. Bogusz
13821 Hatteras Ln
Cedar Lake, IN 46303

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

RETURN TO: 13821 Hatteras Ln, Cedar Lake, IN 46303

DEC 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

**FIDELITY NATIONAL
TITLE COMPANY**

FIDELITY - HIGHLAND

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FWW102602

FWW102602

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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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 21 day of December, 2017.

Documents is NOT OFFICIAL!
MHI HOMES, 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 21 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



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.: FNW1702602

For APN/Parcel ID(s): 45-15-27-337-003.000-014

For Tax Map ID(s): 45-15-27-337-003.000-014

LOT 26 IN BEACON POINTE SUBDIVISION IN THE TOWN OF CEDAR LAKE, INDIANA, AS SHOWN IN PLAT BOOK 110 PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA EXCEPT THEREOF THAT PART OF LOT 26 DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 26; THENCE NORTH 00 DEGREES 09 MINUTES 42 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 26 A DISTANCE OF 45.55 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 02 SECONDS WEST, 128.57 FEET TO THE WESTERLY LINE OF SAID LOT 26 SAID WESTERLY LINE BEING A CURVE, NON-TANGENT, CONCAVE EASTERLY AND HAVING A RADIUS OF 1470.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH THE CENTRAL ANGLE 01 DEGREES 55 MINUTES 29 SECONDS AN ARC DISTANCE OF 49.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE ALONG THE SOUTHERLY LINES OF SAID LOT 26 THE FOLLOWING COURSES: 1.) SOUTH 88 DEGREES 38 MINUTES 21 SECONDS EAST, 12.01 FEET, 2.) SOUTH 88 DEGREES 38 MINUTES 24 SECONDS EAST, 118.56 FEET TO THE POINT OF BEGINNING.

