

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 088214

2017 DEC 28 AM 10:09

MICHAEL B. BROWN
RECORDER

WARRANTY DEED
(Corporate)

This indenture witnesseth that **McFARLAND HOMES VI, LLC**, an Indiana limited liability company, conveys and warrants to LCR RENTALS LLC, 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 12918A Ivy St. Cedar Lake, IN 46303

Parcel ID No. ~~45-15-21-429-020,000-014~~

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: 2300 Ramblewood Dr, Ste A
Highland, IN 46322

MAIL TAX BILLS TO: LCR Rentals, LLC
2300 Ramblewood Dr, Ste A
Highland, IN 46322

RETURN TO: 2300 Ramblewood Dr, Ste A, Highland, IN 46322

**FIDELITY NATIONAL
TITLE COMPANY**

FR FNV1702748

FIDELITY - HIGHLAND

(2)

FR1702748

25-
FR RM

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

43860

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.

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 21 day of December, 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: 7-29-18

County of Residence: Lake

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.



, Notary Public

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): 45-15-21-429-019, 000-014 and 45-15-21-429-020, 000-014

Parcel A: That part of Lot 269 in Monastery Woods Phase 2, an Addition to the Town of Cedar Lake, as per plat thereof recorded in Plat Book 100, page 72, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Southeast corner of said Lot 269, thence North 89°-51'-16" West along the South line of said Lot 269, 145.00 feet; thence North 00°-08'-44" East along the West line of said Lot 269, 42.60 feet; thence South 89°-51'-16" East, 145.00 feet to the East line of said Lot 269; thence South 00°-08'-44" West along said East line, 42.60 feet to the point of beginning.

Parcel B: That part of Lot 269 in Monastery Woods Phase 2, an Addition to the Town of Cedar Lake, as per plat thereof recorded in Plat Book 100, page 72, in the Office of the Recorder of Lake County, Indiana, EXCEPT THEREOF that part of said Lot 269 described as follows: Beginning at the Southeast corner of said Lot 269, thence North 89°-51'-16" West along the South line of said Lot 269, 145.00 feet; thence South 89°-51'-16" East, 145.00 feet along the West line of said Lot 269, 42.60 feet; thence South 00°-08'-44" West along said East line, 42.60 feet to the point of beginning.

