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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 088221

2017 DEC 28 AM 10:10

MICHAEL B. BROWN
RECORDER

WARRANTY DEED
(Corporate)

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Jeffrey S. Mason and Jill S. Mason, 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 10565 Juniper Ln, St. John, IN 46373

Parcel ID No. 45-15-03-427-004-000-015.

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: 10565 Juniper Ln
St. John, IN 46373

MAIL TAX BILLS TO: Jeffrey S. Mason and Jill S. Mason
10565 Juniper Ln
St. John, IN 46373

RETURN TO: 10565 Juniper Ln, St. John, IN 46373

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

**FIDELITY NATIONAL
TITLE COMPANY**

FNW1702680 LC

FIDELITY - HIGHLAND

FNW1702680

43864

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FN
at



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 22 day of December, 2017

Document is NOT OFFICIAL!
MHI HOMES, LLC
BY: MCFARLAND MANAGEMENT, LLC, MANAGER
By: Ronald W. McFarland
RONALD W. MCFARLAND, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, this 22 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.: FNW1702680

For APN/Parcel ID(s): 45-15-03-427-004.000-015

For Tax Map ID(s): 45-15-03-427-004.000-015

THAT PART OF LOT E, IN THE GATES OF ST. JOHN, UNIT 4A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGE 61, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT E; THENCE NORTH 62 DEGREES 40 MINUTES 38 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT E, 125.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT E, SAID CORNER BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 460.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 56.34 FEET (CHORD BEARING NORTH 20 DEGREES 04 MINUTES 28 SECONDS EAST AND LENGTH 56.31 FEET); THENCE SOUTH 73 DEGREES 26 MINUTES 05 SECONDS EAST INTO SAID LOT E, 134.68 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT E; THENCE SOUTH 27 DEGREES 19 MINUTES 22 SECONDS WEST ALONG THE SAID EASTERLY LINE, 81.00 FEET TO THE POINT OF BEGINNING.

