

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 013028

2019 MAR -4 AM 10:10

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

(Corporate)

3 This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Robert E. Lee and Cheryl A. Lee, 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 10672 Juniper Lane, Saint John, IN 46373

Parcel ID No. 45-15-03-426-022.000-015.

Document is NOT OFFICIAL!
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STOP
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 2018 payable in 2019, 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: 10672 Juniper Lane
Saint John, IN 46373

MAIL TAX BILLS TO: Robert E. Lee and Cheryl A. Lee
10672 Juniper Lane
Saint John, IN 46373

RETURN TO: 10672 Juniper Lane, Saint John, IN 46373

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 04 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25-
CK#1820703820
18

FIDELITY - HIGHLAND

FNW1900144

21684

FIDELITY NATIONAL
TITLE COMPANY

FNW 1900144

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 28 day of February, 2019

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)

February Before me, the undersigned, a Notary Public in and for said County and State, this 28 day of ~~February~~ 2019 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: 7-29-26
County of Residence: Lake



DAWN STANLEY
Commission Number 714648
My Commission Expires 07/29/26
County of Residence Lake County

, 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.: FNW1900144

For APN/Parcel ID(s): 45-15-03-426-022.000-015 ✓

For Tax Map ID(s): 45-15-03-426-022.000-015

BEING THAT PART OF LOT K, IN THE GATES OF ST. JOHN, UNIT 4D, AN ADDITION TO THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE 03, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT K, THENCE SOUTH 38 DEGREES 06 MINUTES 02 SECONDS EAST ALONG THE SAID EASTERLY LINE, 132.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT K, THENCE SOUTHWESTERLY ON A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 407.00 FEET AND AN ARC LENGTH OF 83.70 FEET (CHORD BEARING SOUTH 57 DEGREES 47 MINUTES 28 SECONDS WEST, CHORD LENGTH 83.56 FEET), THENCE NORTH 26 DEGREES 19 MINUTES 02 SECONDS WEST, 138.62 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT K, THENCE NORTH 64 DEGREES 20 MINUTES 14 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT K, 37.89 FEET, THENCE NORTH 48 DEGREES W 31 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT K, 17.84 FEET TO THE POINT OF BEGINNING.

