

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: Beacon Pointe of Cedar Lake, LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

CONVEY AND WARRANT TO: MHI Homes, LLC an Indiana corporation of Lake county in the State of Indiana for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

That part of Lot 66 in Beacon Pointe - Unit 2, Planned Unit Development, an Addition to the Town of Cedar Lake, Lake County, Indiana, as per plat thereof, recorded in Plat Book 111, page 54, in the Office of the Recorder of Lake County, Indiana described as follows: Beginning at the Northeast corner of said Lot 66; thence South 00 degrees 03 minutes 38 seconds East, along the East line of said Lot 66, 1.24 feet; thence continuing along the East line of said Lot 66 South 04 degrees 42 minutes 49 seconds East, 44.72 feet; thence South 85 degrees 33 minutes 42 seconds West, 125.35 feet to the West line of said Lot 66, being a curve to the right; thence Northerly along said curve, having a radius of 2,970.00 feet, a chord bearing North 04 degrees 14 minutes 40 seconds West, 47.38 feet, an arc length of 47.38 feet to the North line of said Lot 66; thence North 86 degrees 12 minutes 45 seconds East, along said North line, 125.08 feet to the point of beginning.

Property Address: 13853 Nantucket Drive, Cedar Lake, IN 46303

Parcel No.: 45-15-27-338-011.000-014

Subject to:

- 1. Taxes for 2019 payable in 2020 and subsequent years.
2. Covenants, conditions and restrictions contained in a Declaration recorded 11/8/2017 as Document No. 2017 75568, Amendment recorded 12/19/2017 as Document No. 2017 86165, Second Amendment recorded 2/7/18 as Document No. 2018 2028 and Third Amendment 8/14/2018 as Document No. 2018 51372.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
5. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are a current manager of the Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company, to execute and deliver this deed.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this deed.

Dated this 3RD day of APRIL, 2019

IN WITNESS WHEREOF, the said Beacon Pointe of Cedar Lake, LLC, an Indiana limited liability Corporation has caused this deed to be executed by Jack A. Slager, its Managing Member.

Beacon Pointe of Cedar Lake, LLC, an Indiana Limited Liability Company

BY: Dean E. Schilling, Managing Member

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

STATE OF INDIANA )
)
COUNTY OF LAKE ) SS:

APR 08 2019

22675

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Dean E. Schilling, Managing Member of said Limited Liability Company and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 3RD day of APRIL, 2019. PAULA M. BARTOLOMEI NOTARY PUBLIC - INDIANA My Comm. Expires Sept. 7, 2023

JOHN E. PETALAS LAKE COUNTY AUDITOR
Paula Bartolomei

My Commission Expires: County of Residence:

This document prepared by: Dean E. Schilling
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.

Grantees Address and Tax Bill mailing address: 2300 Ramblewood, Suite A, Highland, IN 46322
Return to: MHI Homes, LLC, 2300 Ramblewood, Suite A, Highland, IN 46322

FIDELITY NATIONAL TITLE COMPANY

FIDELITY - HIGHLAND Anw 1900771 CK # 1820703921

25 am

2019 020509

2019 APR - 8 AM 10:11

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

MICHAEL B. CROWN RECORDER

