

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 037455

2019 JUN 21 AM 10:14

MICHAEL B. BROWN  
RECORDER

**WARRANTY DEED**  
(Corporate)

3

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Stephen F. Pietras, 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 13967 Breakwater Ln, Cedar Lake, IN 46303

Parcel ID No. 45-15-27-353-009.000-014

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 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: 13967 Breakwater Ln  
Cedar Lake, IN 46303

MAIL TAX BILLS TO: Stephen F. Pietras  
13967 Breakwater Ln  
Cedar Lake, IN 46303

RETURN TO: 13967 Breakwater Ln, Cedar Lake, IN 46303

FIDELITY - HIGHLAND

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

**FIDELITY NATIONAL  
TITLE COMPANY** *LC*

*FNW190189u*

JUN 21 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

*041880*

*25*  
CK # 1820704053

*D*

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 20 day of June, 2019.

**MHI HOMES, LLC**  
**BY: McFARLAND MANAGEMENT, LLC, MANAGER**

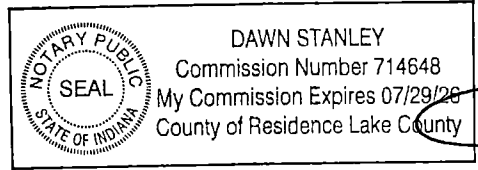
By: *RW McFarland*  
**RONALD W. McFARLAND, President**

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 20 day of June, 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*, 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.: FNW1901894

For APN/Parcel ID(s): 45-15-27-353-009.000-014

For Tax Map ID(s): 45-15-27-353-009.000-014

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LOT 45 IN BEACON POINT UNIT 2, AN ADDITION TO THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 111 PAGE 54, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.