

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 039500

2019 JUL -1 AM 10:11

MICHAEL B. BROWN
RECORDED

WARRANTY DEED
(Corporate)

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Michael E. Salapski and Kathy Salapski, 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 13851 Hatteras Ln, Cedar Lake, IN 46303

Parcel ID No. 45-15-27-337-011.000-014

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: 13851 Hatteras Ln
Cedar Lake, IN 46303

MAIL TAX BILLS TO: Michael E. Salapski and Kathy Salapski
13851 Hatteras Ln
Cedar Lake, IN 46303

RETURN TO: 13851 Hatteras Ln, Cedar Lake, IN 46303



25890

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 01 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

FNW 1901897

Fidelity - Highland

25 RSP

**FIDELITY NATIONAL
TITLE COMPANY LC**
FNW 1901897

CK#1820704075

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 June, 2019

Document is NOT OFFICIAL!
MHI HOMES, 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 28 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

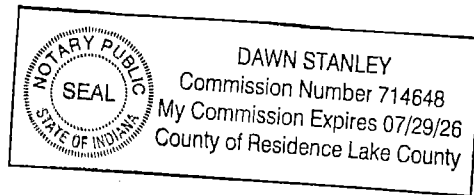
County of Residence: Lake

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, Notary Public

This instrument prepared by: Ronald W. McFarland
MHI Homes, LLC
2300 Rambleswood, Suite A
Highland, IN 46324
(219) 934-9885



LEGAL DESCRIPTION

Order No.: FNW1901897

For APN/Parcel ID(s): 45-15-27-337-011.000-014

For Tax Map ID(s): 45-15-27-337-011.000-014

THAT PART OF LOT 72 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 72; THENCE SOUTH 03 DEGREES 49 MINUTES 16 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 72, 45.29 FEET; THENCE SOUTH 85 DEGREES 32 MINUTES 03 SECONDS WEST, 130.42 FEET TO THE WEST LINE OF SAID LOT 72; THENCE NORTH 03 DEGREES 49 MINUTES 16 SECONDS WEST ALONG SAID WEST LINE, 13.70 FEET TO A CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID WEST LINE, ALONG SAID CURVE, HAVING A RADIUS OF 1470.00 FEET, A CHORD BEARING NORTH 03 DEGREES 06 MINUTES 52 SECONDS WEST, 36.27 FEET, AN ARC LENGTH OF 36.27 FEET TO THE NORTH LINE OF SAID LOT 72; THENCE NORTH 87 DEGREES 35 MINUTES 33 SECONDS EAST, ALONG SAID NORTH LINE, 130.00 FEET TO THE POINT OF BEGINNING.

