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2019-077262

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Nov 12 10:02 AM

WARRANTY DEED
(Corporate)

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to James R. Malloy and Cheri L. Malloy, 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 10664 Juniper Ln, Saint John, IN 46373

Parcel ID No. 45-15-03-426-020,000-015

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 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.

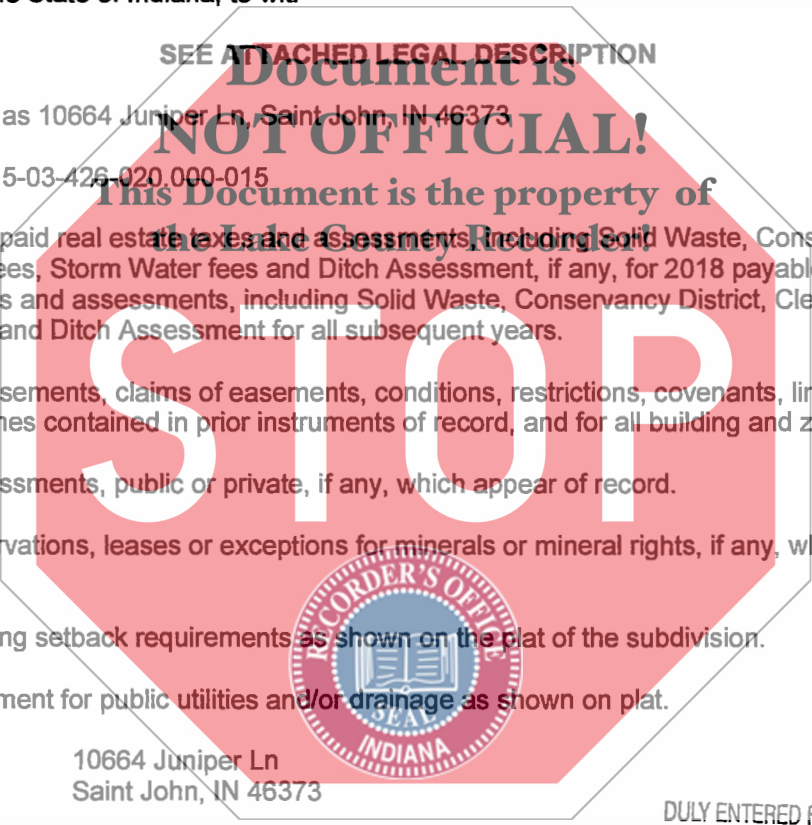
Subject To: Building setback requirements as shown on the plat of the subdivision.

Subject To: Easement for public utilities and/or drainage as shown on plat.

GRANTEES' ADDRESS: 10664 Juniper Ln
Saint John, IN 46373

MAIL TAX BILLS TO: James R. Malloy and Cheri L. Malloy
10664 Juniper Ln
Saint John, IN 46373

RETURN TO: 10664 Juniper Ln, Saint John, IN 46373



30547

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 12 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

FIDELITY - HIGHLAND

FIDELITY NATIONAL
TITLE COMPANY

Fnw1904481

FNW 1904481

OK# 1820704317

25
nm

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 7 day of November, 2019.

Document is NOT OFFICIAL!

MHI HOMES, LLC
BY: MCFARLAND MANAGEMENT, LLC, MANAGER

By: Stacy S Sellas
STACY S SELLAS, Vice President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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Before me, the undersigned, a Notary Public in and for said County and State, this 7 day of November, 2019 personally appeared **MHI Homes, LLC by McFarland Management, LLC, Manager by Stacy S Sellas, Vice 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: Stacy S Sellas
MHI Homes, LLC
2300 Ramblewood, Suite A
Highland, IN 46324
(219) 934-9885

LEGAL DESCRIPTION

Order No.: FNW1904481

For APN/Parcel ID(s): 45-15-03-426-020.000-015 ✓

For Tax Map ID(s): 45-15-03-426-020.000-015

.LOT 1054, BEING THAT PART OF LOT J, 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 3, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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COMMENCING AT THE WESTERLY CORNER OF SAID LOT J; THENCE NORTH 48 DEGREES 31 MINUTES 19 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT J, 62.58 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES 31 MINUTES 19 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT J, 4.46 FEET; THENCE NORTH 44 DEGREES 16 MINUTES 19 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT J, 15.49 FEET; THENCE NORTH 42 DEGREES 41 MINUTES 42 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT J, 40.28 FEET; THENCE SOUTH 48 DEGREES 27 MINUTES 24 SECONDS EAST, 135.55 FEET INTO LOT J; THENCE ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1170.00 FEET AND AN ARC LENGTH OF 68.12 FEET (CHORD BEARING: SOUTH 43 DEGREES 12 MINUTES 41 SECONDS WEST, CHORD LENGTH: 68.11 FEET) ALONG THE SOUTHERLY LINE OF SAID LOT J; THENCE NORTH 45 DEGREES 07 MINUTES 14 SECONDS WEST, 135.88 FEET INTO SAID LOT J TO THE POINT OF BEGINNING.

