

2019-080770

2019 Nov 22 9:33 AM

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

3

**WARRANTY DEED**  
(Corporate)

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Norman B. Nikruto and Karen M. Nikruto, 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 10625 Juniper Ln, Saint John, IN 46373

Parcel ID No. 45-15-03-428-008.000-015

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:

10625 Juniper Ln  
Saint John, IN 46373

MAIL TAX BILLS TO:

Norman B. Nikruto and Karen M. Nikruto  
10625 Juniper Ln  
Saint John, IN 46373

31015

RETURN TO:

10625 Juniper Ln, Saint John, IN 46373

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

NOV 22 2019

FIDELITY - HIGHLAND

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

**FIDELITY NATIONAL  
TITLE COMPANY**  
FNW1904465

FNW1904465

25- [Signature]

CK# 1820704340

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

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

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 21 day of November, 2019.

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

By: *Ron 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 21 day of November, 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 herein contained are true.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal the day and year last above written.



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

My Commission Expires: 7-29-26  
County of Residence: Lake

, 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.: FNW1904465

For APN/Parcel ID(s): 45-15-03-428-008.000-015  
For Tax Map ID(s): 45-15-03-428-008.000-015

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LOT 1018, PART OF LOT A, IN THE GATES OF ST. JOHN, UNIT 4C, AN ADDITION TO THE TOWN OF ST. JOHN LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGE 52 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERLY CORNER OF SAID LOT A; THENCE SOUTH 35 DEGREES 10 MINUTES 18 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT A, 52.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 49 MINUTES 42 SECONDS EAST INTO SAID LOT A, 130.00 FEET; THENCE SOUTH 35 DEGREES 10 MINUTES 18 SECONDS WEST INTO SAID LOT A, 52.00 FEET; THENCE NORTH 54 DEGREES 49 MINUTES 42 SECONDS WEST, 130.00 FEET TO A POINT ON THE SAID WESTERLY LINE OF SAID LOT A; THENCE NORTH 35 DEGREES 10 MINUTES 18 SECONDS EAST 52.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

