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2020-063478

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

2020 Sep 14 8:34 AM

WARRANTY DEED
(Corporate)

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Kenneth J. Schau and Susan Oberg, as joint tenants with rights of survivorship, 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 8159 Cranberry Dr., Saint John, IN 46373

Parcel ID No. 45-15-03-429-002,000-015

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 2019 payable in 2020, 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: 8159 Cranberry Dr
Saint John, IN 46373

MAIL TAX BILLS TO: Kenneth J. Schau and Susan Oberg
8159 Cranberry Dr
Saint John, IN 46373

RETURN TO: 8159 Cranberry Dr., Saint John, IN 46373

DULY ENTERED FOR TAXATION PURPOSES
TO FINAL ACCEPTANCE FOR TRANSFER

FIDELITY - HIGHLAND
FNW 2004309

FIDELITY NATIONAL
TITLE COMPANY

SEP 11 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026107

25-2M

CK#1820704744

FNW 2004309

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 10th day of September, 2020.

MHI HOMES, LLC
BY: MCFARLAND MANAGEMENT, LLC, MANAGER
Document is NOT OFFICIAL
By: Ronald W. McFarland
RONALD W. MCFARLAND, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

This Document is the property of the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, this 10th day of September, 2020 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: 6-3-23
County of Residence: Lake



Linda M. Raintault
, 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

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Debbie Noworyta
Witness Signature

Debbie Noworyta

PROOF:
STATE OF INDIANA
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on 9/10-2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Ronald W. McFarland to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Ronald W. McFarland execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

NOTARY PUBLIC

Notary Name Dawn Stanley
Notary Public - State of Indiana
My Commission Expires: 7/29/2026
Commission No. 714648



LEGAL DESCRIPTION

Order No.: FNW2004309

For APN/Parcel ID(s): 45-15-03-429-002.000-015

For Tax Map ID(s): 45-15-03-429-002.000-015

LOT 1041, PART OF LOT G, 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 MOST CORNER OF SAID LOT G; THENCE SOUTH 54 DEGREES 49 MINUTES 42 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOT G, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 49 MINUTES 42 SECONDS EAST ALONG THE SAID NORTHEAST LINE, A DISTANCE OF 50.92 FEET; THENCE CONTINUING ALONG THE SAID NORTHEAST LINE ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 1.00 FOOT (CHORD BEARING = SOUTH 54 DEGREES 54 MINUTES 56 SECONDS EAST, CHORD LENGTH = 1.00 FOOT); THENCE SOUTH 34 DEGREES 59 MINUTES 50 SECONDS WEST INTO SAID LOT G, A DISTANCE OF 205.42 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT G; THENCE NORTH 10 DEGREES 05 MINUTES 39 SECONDS WEST ALONG THE SAID SOUTHWEST LINE OF LOT G, A DISTANCE OF 73.36 FEET; THENCE NORTH 41 DEGREES 30 MINUTES 40 SECONDS WEST ALONG THE SAID SOUTHWEST LINE OF LOT G, A DISTANCE OF 0.45 FEET; THENCE NORTH 35 DEGREES 10 MINUTES 18 SECONDS EAST INTO SAID LOT G, A DISTANCE OF 153.68 FEET TO THE POINT OF BEGINNING.

