

2020-063511

2020 Sep 14 8:34 AM

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

2020-025227

2020 May 11 9:50 AM

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

THIS IS TO CERTIFY THAT THIS IS A TRUE
AND EXACT COPY OF THE ORIGINAL INSTRUMENT.
FIDELITY NATIONAL TITLE INSURANCE CO.
11364 BROADWAY
CROWN POINT IN 46307

BY Sydney Asher

* This document is being
Re-Recorded to add the legal description
WARRANTY DEED
(Corporate)

This indenture witnesseth that **MHI HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Martin J. Healy and Kathleen Healy, 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 13830 Hatteras Ln, Cedar Lake, IN 46303

Parcel ID No. 45-15-27-336.005.000-014

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 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: 13830 Hatteras Ln
Cedar Lake, IN 46303

MAIL TAX BILLS TO: Martin J. Healy and Kathleen Healy
13830 Hatteras Ln,
Cedar Lake, IN 46303

RETURN TO: 13830 Hatteras Ln, Cedar Lake, IN 46303



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

051670 MAY 07 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR

~~CK# 1820704581~~

FIDELITY NATIONAL
TITLE COMPANY
FNW2001495

FIDELITY - HIGHLAND

026122

FNW 2001495

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 11 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CK# 1820704744



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 3 day of April, 2020

Document is NOT OFFICIAL!
MHI HOMES, LLC
BY: McFARLAND MANAGEMENT, LLC, MANAGER
By: Ronald W. McFarland
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 3 day of April, 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: 7-29-26
County of Residence: Lake



[Signature]
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

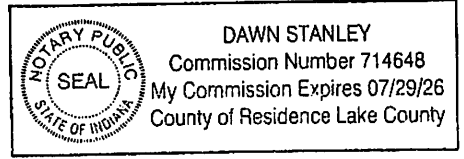


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-15-27-336-005.000-014

LOT 74 IN BEACON POINTE UNIT 2, IN THE TOWN OF CEDAR LAKE, INDIANA AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 111 PAGE 54, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 74; THENCE N 88 DEGREE 08 MINUTES 37 SECONDS E ALONG THE SOUTH LINE OF LOT 74 A DISTANCE OF 130.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 74 BEING A POINT ON A CURVE, NON-TANGENT, CONCAVE TO THE EAST AND HAVING A RADIUS OF 1530.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 38 MINUTES 59 SECONDS, AN ARC DISTANCE OF 44.05 FEET TO A LINE, NON-TANGENT; THENCE N 89 DEGREES 54 MINUTES 02 SECONDS W ALONG SAID LINE 130.01 FEET TO THE WEST LINE OF SAID LOT 74; THENCE S 00 DEGREES 00 MINUTES 00 SECONDS E ALONG SAID WEST LINE 48.51 FEET TO THE POINT OF BEGINNING.



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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