

2020-072959

2020 Oct 14

8:36 AM

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

WARRANTY DEED

(Corporate)

This indenture witnesseth that **MHI BEACON POINTE, LLC**, an Indiana limited liability company, conveys and warrants to Jeffery S. Towne and Bonnie L. Towne, 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 13939 Nantucket Dr, Cedar Lake, IN 46303

Parcel ID No. 45-15-27-355-006,000-014

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: 13939 Nantucket Dr
Cedar Lake, IN 46303

MAIL TAX BILLS TO: Jeffery S. Towne and Bonnie L. Towne
13939 Nantucket Dr
Cedar Lake, IN 46303

RETURN TO: 13939 Nantucket Dr, Cedar Lake, IN 46303



FIDELITY NATIONAL
TITLE COMPANY
FNW 2004847

Fidelity - Highland
FNW 2004847

25-AM

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 09 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026916 CK#1820704772

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 24th day of September, 2020

Document is NOT OFFICIAL!
MHI BEACON POINTE, LLC
BY: MCFARLAND MANAGEMENT, LLC, MANAGER
By: [Signature]

This Document is the property of the Lake County Recorder!
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 24th day of September, 2020 personally appeared **MHI Beacon Pointe, 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

[Signature]
LINDA M. RAMBOWIT
Notary Public, State of Indiana
Lake County
My Commission Expires June 3, 2023
, 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 Beacon Pointe, 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

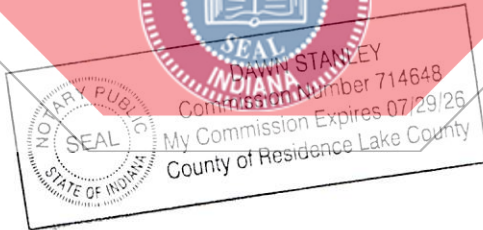
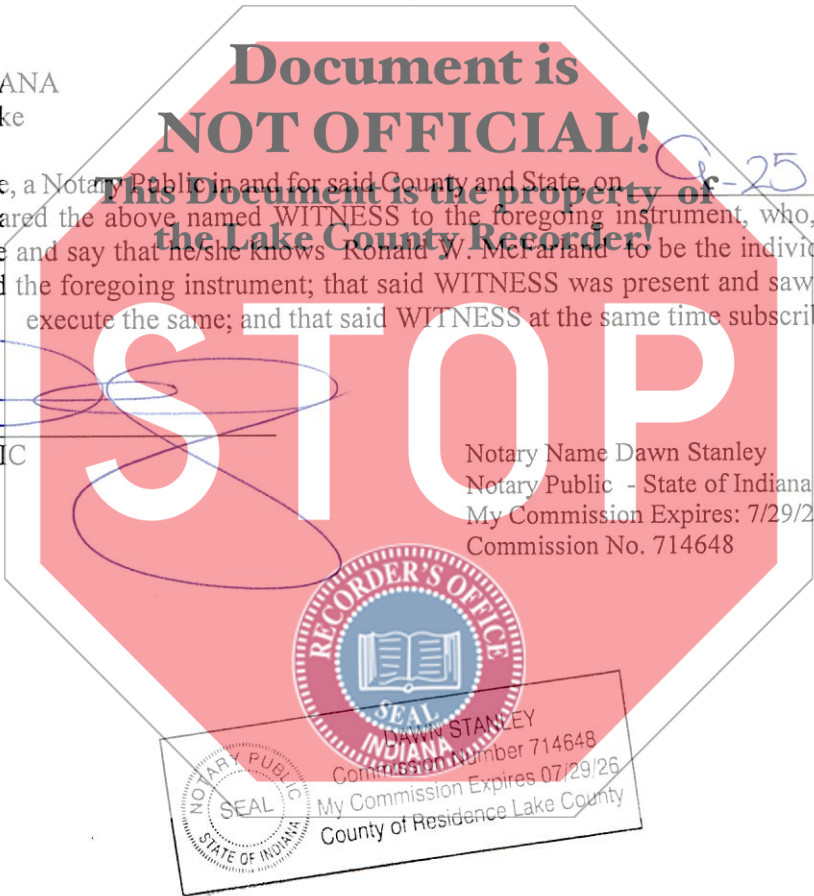
Debbie Noworyta

PROOF:
STATE OF INDIANA
COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on 8-25-2020, 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.: FNW2004847

For APN/Parcel ID(s): 45-15-27-355-006.000-014

For Tax Map ID(s): 45-15-27-355-006.000-014

Lot 95 in Beacon Pointe - Unit 3 Planned Unit Development, an Addition to the Town of Cedar Lake, Lake County, Indiana, as per Plat thereof recorded in Plat Book 112, page 34, in the Office of the Recorder of Lake County, Indiana.

