

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-5320-1, I
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2021 5320-1
10/12/2021 08:40AM
Total Fees: 25.00
By: RM
Pg #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Oct 08 2021 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

WARRANTY DEED

(Corporate)

This indenture witnesseth that **MHI GATES, LLC**, an Indiana limited liability company, conveys and warrants to Nathan H. Schraeger and Christyn M. Schraeger 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:

* As Joint Tenants with Rights of Survivorship
SEE ATTACHED LEGAL DESCRIPTION



Commonly known as 10356 Brookhaven, Saint John, IN 46373

Parcel ID No. 45-15-03-280-003.000-015

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 2020 payable in 2021, 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: 10356 Brookhaven
Saint John, IN 46373

MAIL TAX BILLS TO: Nathan H. Schraeger and Christyn M. Schraeger
10356 Brookhaven
Saint John, IN 46373

RETURN TO: 10356 Brookhaven, Saint John, IN 46373

**FIDELITY NATIONAL TITLE
FNW2103978**

Fidelity- Highland

FNW2103978

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-520-1, 1

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 October 2021.

MHI GATES, LLC
BY: McFARLAND MANAGEMENT, LLC, MANAGER

By: *Ronald W. 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 7 day of October, 2021 personally appeared **MHI Gates, 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 Gates, LLC
2300 Ramblewood, Suite A
Highland, IN 46324
(219) 934-9885



LEGAL DESCRIPTION

Order No.: FNW2103978

For APN/Parcel ID(s): 45-15-03-280-003.000-015

For Tax Map ID(s): 45-15-03-280-003.000-015

Lot 821 in the Gates of St John - Unit 9B , an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 113, page 33, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder