

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 06 2022 LM  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-501292  
01/07/2022 01:49 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 1

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

**THIS INDENTURE WITNESSETH THAT:** Beacon Pointe of Cedar Lake, LLC, an Indiana limited liability company, duly organized and existing under the laws of the State of Indiana located in Lake County, in the State of Indiana.

**CONVEY AND WARRANT TO:** MHI Beacon Pointe, LLC, an Indiana limited liability company of Lake county in the State of Indiana, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 44, EXCEPT the South 45 feet, in Beacon Pointe East Unit 2, Planned Unit Development, an Addition to the Town of Cedar Lake, Lake County, Indiana, as per Plat thereof recorded in Plat Book 114, page 65, in the Office of the Recorder of Lake County, Indiana  
Property Address: 13980 Austin St., Cedar Lake, IN 46303  
Parcel No. : 45-15-27-377-026.000-014

**Subject to:**

1. Taxes for 2021 payable in 2022 and subsequent years.
2. Covenants, conditions and restrictions of record.
3. Assessments levied by Beacon Pointe East of Cedar Lake Homeowners Association, Inc.
4. Rights on claims of parties in possession not shown by the public records.
5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey of the premises.
6. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.

The undersigned person(s) executing this deed on behalf of the Grantor represent and certify that they are an authorized signer of the Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company, to execute and deliver this deed.

Grantor hereby certifies under oath that no gross income tax is due by virtue of this deed.

Dated this 4th day of January, 2021

**IN WITNESS WHEREOF**, the said Beacon Pointe of Cedar Lake, LLC, an Indiana Limited Liability Company has caused this deed to be executed by Dean E. Schilling, its managing member

**Beacon Pointe of Cedar Lake, LLC**, an Indiana Limited Liability Company

BY:

  
Dean E. Schilling, Managing Member

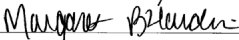
STATE OF INDIANA             )  
  )     SS:  
COUNTY OF LAKE             )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Dean E. Schilling, Managing Member of said Limited Liability Company and acknowledged the execution of the foregoing Deed for and on behalf of said Grantor and by its authority.

WITNESS my hand and Notarial seal this 4th day of January, 2021.



My Commission Expires: 3/11/2027 County of Residence: Lake



This document prepared by: Kevin V. Hunt  
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.

Grantees Address and Tax Bill mailing address: 2300 Ramblewood, Suite A, Highland, IN 46322  
Return to: MHI Beacon Pointe, LLC, 2300 Ramblewood, Suite A, Highland, In 46322

**FIDELITY NATIONAL TITLE FNW2105901**

Fidelity - Highland

FNW2105901