

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 23 2022 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

2022-508039  
02/23/2022 02:19 PM  
TOTAL FEES: 25.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## WARRANTY DEED

(Corporate)

This indenture witnesseth that **MHI STERLING, LLC**, an Indiana limited liability company, conveys and warrants to Leonard J. Rozycki and Darlene M. Rozycki, 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 10611 Brookhaven, Saint John, IN 46373

Parcel ID No. 45-15-03-405-013.000-015

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: 10611 Brookhaven  
Saint John, IN 46373

MAIL TAX BILLS TO: Leonard J. Rozycki and Darlene M. Rozycki  
10611 Brookhaven  
Saint John, IN 46373

RETURN TO: 10611 Brookhaven, Saint John, IN 46373

FIDELITY NATIONAL TITLE  
FNW2102413

Fidelity - Highland

FNW2102413

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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 8 day of September 2021.

**MHI STERLING, 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 8 day of September 2021 personally appeared **MHI Sterling, 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.

*Dawn Stanley* Notary Public

My Commission Expires: 7-29-26  
County of Residence: CLC

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 Sterling, LLC  
2300 Ramblewood, Suite A  
Highland, IN 46324  
(219) 934-9885



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## LEGAL DESCRIPTION

Order No.: FNW2102413

For APN/Parcel ID(s): 45-15-03-405-013.000-015

For Tax Map ID(s): 45-15-03-405-013.000-015

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Lot 1666 in the Gates of St John Unit 7F, an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 113, page 17, as amended by Plat Book 113, page 21, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder