

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

**Feb 23 2022 VH**

JOHN E. PETALAS  
 LAKE COUNTY AUDITOR

2022-508112  
 02/23/2022 03:12 PM  
 TOTAL FEES: 25.00  
 BY: SP  
 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 41, EXCEPT the North 45.00 feet thereof, in Beacon Pointe East Unit 1, Planned Unit Development, an Addition to the Town of Cedar Lake, Lake County, Indiana, as per Plat thereof recorded in Plat Book 113, page 84, in the Office of the Recorder of Lake County, Indiana.

**Property Address: 14009 Austin Street Cedar Lake, IN 46303  
 Parcel No.: 45-15-27-378-004.000-014**

**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 or 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 16<sup>th</sup> day of February, 2022

**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 16<sup>th</sup> day of February, 2022.

Margaret B Hardin  
 Notary Public Seal State of Indiana  
 Lake County  
 Commission Number NP0719103  
 My Commission Expires 03/11/2027

Margaret B Hardin  
 Margaret B. Hardin

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. S: Kevin V. Hunt

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  
 FNW2104135

Fidelity-Highland

FNW 2104135