

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-543855
10/28/2022 11:03 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

AO 1/5
(Corporate)
* As Joint Tenants with Rights of Survivorship

This indenture witnesseth that **GREYSTONE RANCH HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Alfred Ovalle and Kelli Spurlock, 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: 10648 Black Opal, Dyer, IN 46311

Parcel ID No. 45-14-01-428-010.000-015

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 2021 payable in 2022, 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: 10648 Black Opal
Dyer, IN 46311

MAIL TAX BILLS TO: Alfred Ovalle and Kelli Spurlock
10648 Black Opal
Dyer, IN 46311

RETURN TO: 10648 Black Opal, Dyer, IN 46311

FIDELITY NATIONAL TITLE
FNW2202798

Fidelity - Highland

FNW2202798

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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 27 day of October 2022

GREYSTONE RANCH HOMES, LLC
BY: McFARLAND MANAGEMENT, LLC, MANAGER

By: 
STACY S. SELLAS, Vice President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of October, 2022, personally appeared **Greystone Ranch Homes, LLC by McFarland Management, LLC, Manager by STACY S. SELLAS, Vice 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.

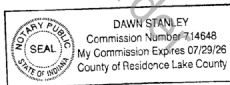
My Commission Expires: 7-29-26

County of Residence: Lake

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: Stacy S. Sellas
Greystone Ranch Homes, LLC
2300 Ramblewood, Suite A
Highland, IN 46324
(219) 934-9885



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LEGAL DESCRIPTION

Order No.: FNW2202798

For APN/Parcel ID(s): 45-14-01-428-010.000-015

For Tax Map ID(s): 45-14-01-428-010.000-015

Lot 272 in Greystone of St. John - Unit 3 Block 1, recorded in Plat Book 114, page 72, and as amended by Certificate of Correction recorded February 28, 2022 as Document No. 2022-007678 in the Office of the Recorder of Lake County, Indiana

Property of Lake County Recorder