

2024-509997
04/03/2024 10:35 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 01 2024 SLG
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

WARRANTY DEED
(Corporate)

This indenture witnesseth that **MHI BEACON POINTE, LLC**, an Indiana limited liability company, conveys and warrants to Edwin Molina and Rebecca Molina, 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 14065 Channel Pl, Cedar Lake, IN 46303

Parcel ID No. 45-15-27-384-010.000-014

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 2023 payable in 2024, 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: 14065 Channel Pl
Cedar Lake, IN 46303

MAIL TAX BILLS TO: Edwin Molina and Rebecca Molina
14065 Channel Pl
Cedar Lake, IN 46303

RETURN TO: 14065 Channel Pl, Cedar Lake, IN 46303

FIDELITY NATIONAL TITLE
FNW2400130

Fidelity - Highland
FHW 2400130

NOT AN OFFICIAL DOCUMENT

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 28 day of March, 2024.

MHI BEACON POINTE, 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 28 day of March, 2024 personally appeared **MHI Beacon Pointe, 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: 2-29-26

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
MHI Beacon Pointe, LLC
2300 Ramblewood, Suite A
Highland, IN 46324
(219) 934-9885



NOT AN OFFICIAL DOCUMENT

LEGAL DESCRIPTION

Order No.: FNW2400130

For APN/Parcel ID(s): 45-15-27-384-010.000-014

For Tax Map ID(s): 45-15-27-384-010.000-014

Lot 212 in Beacon Pointe East - Unit 3, a Planned Unit Development, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 115 page 29, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder