

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 16 2024 EP

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 RRL Revocable Trust Dated November 14, 2016, 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 13923 Austin St., Cedar Lake, IN 46303

Parcel ID No. 45-15-27-381-012.000-014

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: 13923 Austin St  
Cedar Lake, IN 46303

MAIL TAX BILLS TO: RRL Revocable Trust Dated November 14, 2016  
13923 Austin St  
Cedar Lake, IN 46303

RETURN TO: 13923 Austin St., Cedar Lake, IN 46303

Fidelity - Highland

**FIDELITY NATIONAL TITLE**  
**FNW2401843**

FNW2401843

# 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 15 day of August, 2024.

**MHI BEACON POINTE, LLC**  
**BY: McFARLAND MANAGEMENT, LLC, MANAGER**

By: RW McF  
**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 15 day of August, 2024 personally appeared **MHI Beacon Pointe, 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.

My Commission Expires: 7-29-26  
County of Residence: LC-KE

[Signature]  
Notary Public

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



# NOT AN OFFICIAL DOCUMENT

## LEGAL DESCRIPTION

Order No.: FNW2401843

For APN/Parcel ID(s): 45-15-27-381-012.000-014

For Tax Map ID(s): 45-15-27-381-012.000-014

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Lot 70, except the South 49.80 feet in Beacon Pointe East Unit 4, a Planned Unit Development, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 116 page 12, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder