

# NOT AN OFFICIAL DOCUMENT

2024-2271  
08/16/2024 12:11 PM  
LOCAL 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

Aug 16 2024 EP

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## WARRANTY DEED (Corporate)

This indenture witnesseth that **GREYSTONE RANCH HOMES, LLC**, an Indiana limited liability company, conveys and warrants to Alan J. Johnson and Melissa J. Johnson as trustees of the Alan J. Johnson and Melissa J. Johnson Trust, dated July 2, 2019, 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: 14570 Topaz Dr., Dyer, IN 46311

Parcel ID No. 45-14-01-433-009.000-015

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 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: 14570 Topaz Dr  
Dyer, IN 46311

MAIL TAX BILLS TO: Alan J. Johnson and Melissa J. Johnson as trustees of the Alan J. Johnson  
and Melissa J. Johnson Trust, dated July 2, 2019  
14570 Topaz Dr  
Dyer, IN 46311

RETURN TO: 14570 Topaz Dr., Dyer, IN 46311

FIDELITY NATIONAL TITLE  
FNW2401786

Fidelity - Highland

Fnw 2401786

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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 15 day of August, 2024.

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

By: RW 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 15 day of August, 2024, personally appeared **Greystone Ranch Homes, 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.

[Signature], Notary Public

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: Ronald W. McFarland  
Greystone Ranch Homes, LLC  
2300 Ramblewood, Suite A  
Highland, IN 46324  
(219) 934-9885



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## LEGAL DESCRIPTION

Order No.: FNW2401786

For APN/Parcel ID(s): 451401433009000015

For Tax Map ID(s): 45-14-01-433-009.000-015

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Lot 269, in Greystone of St. John - Unit 3 Block 3, as per plat thereof, recorded in Plat Book 117 page 67 in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder