

22507

LAKE COUNTY TITLE COMPANY
DIVISION OF CHICAGO TITLE INSURANCE COMPANY

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WARRANTY DEED

Document is NOT OFFICIAL!

This indenture witnesseth that **STEVE J. NEMETH, JR. and MARY NEMETH**, husband and wife

of **LAKE** County in the State of **INDIANA**

Conveys and warrants to **FOCH R. PINKSTAFF and JULIA PINKSTAFF**, husband and wife
3550 Wirth Road, Highland, Indiana

of **LAKE** County in the State of **INDIANA**
for and in consideration of Ten (\$10.00) Dollars 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:

All that certain parcel of land situated in the Town of Highland, Lake County, Indiana, being a part of the Southeast Quarter of the Northwest Quarter of Section 27, Township 36 North, Range 9 West of the 2nd P.M. and bounded and described as follows: Beginning at the point of intersection of the Southerly line of Charles Wirth Road with the East line of the Northwest Quarter of Section 27; thence Southerly along said quarter section line, 375 feet, more or less, to the center of Cady Marsh Ditch; thence Westerly, along said center of Cady Marsh Ditch, 135 feet, more or less, to a point distant 135 feet Westerly by rectangular measurement from said quarter section line; thence Northerly parallel to said quarter section line and distant 135 feet Westerly therefrom, 380 feet, more or less, to said Southerly line of Charles Wirth Road; thence Easterly, along said Southerly road line 135 feet to the place of beginning.

SUBJECT TO:

1. The terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate.
2. Roads and highways, streets and alleys.
3. Limitation b fences and/or other established boundary lines.
4. Easements, if any, for established ditches and/or drains.
5. Grant of Easement and Right of Way dated May 12, 1969, and recorded June 2, 1969, as Document No. 18611 in the Office of the Recorder of Lake County, Indiana.
6. Unpaid Special Assessment as follows: Improvement of Wirth Road Sanitary Sewer System.
7. All other assessments for improvements, if any.
8. Taxes for the year 1969 and subsequent years.
9. The unpaid balance of a certain Mortgage dated February 6, 1967 in Mortgage Record 1642, page 234, as Document No. 697069, made by Steve J. Nemeth, Jr. & Mary Nemeth, husband & wife, to Citizens Federal Savings & Loan Assn., in Hammond, Ind., a United States corporation, to secure 1 note for \$8,800.00 with a balance as of June 30, 1969 in the amount of \$4,639.87 the unpaid balance of which note and mortgage the grantees assume and agree to pay.

State of Indiana, **LAKE** County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 26th day of June 19 69 personally appeared: Steve J. Nemeth Jr. and Mary Nemeth, husband and wife

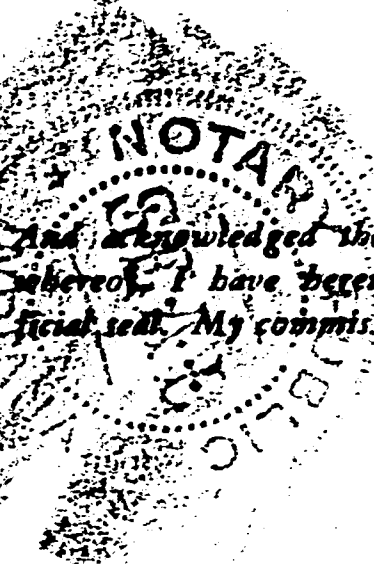
Dated this 26th day of June 19 69

Steve J. Nemeth Jr. Seal
STEVE J. NEMETH, JR.

Mary Nemeth Seal
MARY NEMETH

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDS Seal

JUN 29 02 AM '69 Seal
ANDREW J. NICHENKO
RECORDER Seal



Charles L. Zandstra
CHARLES L. ZANDSTRA Notary Public

This instrument was prepared by **Charles L. Zandstra, Atty., 2837 Highway Ave., Highland, Ind.**
Member of Indiana Bar Association

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