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CLZ:jm

Rice Realty, 2815 Jewett, Mtd

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PIONEER NATL TITLE INS. CO.

58543

WARRANTY DEED

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This indenture witnesseth that HARRISON G. CLARK and CORA JANE CLARK, husband and wife

of Lake County in the State of Indiana

Conveys and warrants to THOMAS E. GINAVEN and SHERYL R. GINAVEN husband and wife 9845 Erie Street, Highland, Indiana 46322

of Lake County in the State of Indiana for and in consideration of Ten (\$10.) 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:

Lot 45, except the East 125 feet thereof, in Erie Subdivision, No. 1 of the Industrial Center Land Company, in the Town of Highland, as per plat thereof, recorded in Plat Book 26 page 36, in the Office of the Recorder of Lake County, Indiana

- 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 by fences and/or other established boundary lines
 - 4) Easements, if any, for established ditches, and/or drains
 - 5) Taxes for the year 1970 and subsequent years.
 - 6) A certain mortgage in the original amount of \$14,800.00 from Harrison G. Clark and Cora Jane Clark, husband and wife, to Percy Wilson Mortgage and Finance Corporation, a Delaware Corporation, dated February 7, 1966 and recorded February 14, 1966 in Mortgage Record 1598 page 481 and assigned by Percy Wilson Mortgage and Finance Corporation, a Delaware Corporation, to Bankers Life and Casualty Company, by assignment dated April 5, 1966 and recorded April 15, 1966 in Mortgage Record 1607 page 343 with an approximate balance of \$13,890.00

FILED FOR RECORDATION

REAL ESTATE TRANSFER VALUATION AFFIDAVIT FILED

AUDITOR, LAKE COUNTY

State of Indiana, Lake County, ss: Before me, the undersigned, a Notary Public in and for said County and State, this 9th. day of May 1970 personally appeared:

HARRISON G. CLARK and CORA JANE CLARK, husband and wife

Dated this 9th. Day of May 19 70

Harrison G. Clark Seal

Cora Jane Clark Seal

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires Nov 13, 1973

Frank W. Rice Notary Public

FILED FOR RECORDATION

MAY 15 5 09 1970

ANDREW J. HEDGECOCK Seal

RECORDER Seal

This instrument was prepared by CHARLES L. ZANDSTRA, Attorney at Law Member of Indiana Bar Association

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