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Warranty Deed

THIS INDENTURE WITNESSETH That CHARLES ZAMARRON and LETICIA ZAMARRON, husband and wife

of LAKE County, in the State of INDIANA Convey and Warrant to JESSE ARCE, JR., and SUSAN C. ARCE, husband and wife, 5204 W. 3rd Avenue Gary, Indiana 46404

of LAKE County, in the State of INDIANA for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable considerations,

the receipt whereof is hereby acknowledged, the following described Real Estate in LAKE County, in the State of Indiana, to-wit:

Unit 75 Hwy 43-321-41
Lot Forty-one (41), in Block Seven (7), in Grand Calumet Addition to Gary, as shown in Plat Book 16, page 5, in Lake County, Indiana, together with all rights, privileges, improvements and appurtenances thereunto belonging.

GRANTERS herein accept this conveyance subject to the following:

- 1) Taxes for 1980 payable in 1981, and all taxes due and payable thereafter.
2. All conditions, covenants, easements and restrictions of record in the Recorded Plat of said subdivision and any and all prior deeds and instruments now of record in the Office of the Recorder of Lake County, Ind.
- 3) All zoning ordinances and amendments thereto.
- 4) Certain mortgage from grantors herein to Colonial Mortgage Company of Indiana, Inc., in the sum of \$11,650.00, recorded as Instrument #103844 on June 16, 1971 and assigned by Colonial Mortgage Company of Indiana, Inc., to Federal National Mortgage Association on June 16, 1971, recorded June 16, 1971 as Instrument #103845, upon which there is a principal balance of \$10,021.31 as of May 1, 1981 which Grantees herein assume and agree to pay.
- 5) A certain mortgage from Louie Lee Guillen and Mario O. Guillen, husband and wife, to Property Improvement Services Corp., in the sum of \$8,217.60 dated March 4, 1974 and recorded March 8, 1974 as Instrument #242841.

In Witness Whereof, The said CHARLES ZAMARRON and LETICIA ZAMARRON, and wife have hereunto set their hands and seals, this 28th day of MAY

_____(Seal) *Charles Zamarron* _____(Seal)
 CHARLES ZAMARRON
 _____(Seal) *Leticia Zamarron* _____(Seal)
 LETICIA ZAMARRON
 _____(Seal) _____(Seal)

JUN 9 12 42 PM '81
WILLIAM BISHOP
RECORDER

STATE OF INDIANA, LAKE COUNTY, ss:
 Before me, the undersigned, a Notary Public in and for said County, this 28th day of MAY 1981, came CHARLES ZAMARRON and LETICIA ZAMARRON, husband and wife, and acknowledged the execution of the foregoing instrument. Witness my hand and official seal.

William J. Regan Notary Public
 My Commission Expires February 9, 1984
 WM J. REGAN, Resident of Lake County
 This instrument prepared by WM J. REGAN, Attorney, 6 E.67th Ave. Merrillville, Indiana