

632711

WARRANTY DEED

This indenture witnesseth that

CLAUDE DANE ALEXANDER and
DONNA LEE ALEXANDER,
Husband and Wife

of Lake

County in the State of Indiana

Convey and warrant to

AVCO FINANCIAL SERVICES
OF INDIANAPOLIS, INC.

of Porter

County in the State of Indiana

for and in consideration of \$1.00 (One Dollar) and other valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Unit 25 Key # 47-388-10

The South 40 feet of Lot 3, Block 7, Young's Highlands, in the City of Gary, as shown in Plat Book 15, page 15, in Lake County, Indiana.

This Warranty Deed is given subject to real estate taxes for the 1980 due and payable in 1981, legal highways and rights-of-way, recorded easements, and recorded conditions and restrictions.

Grantor warrants the title to said property against the lawful claims of any and all persons claiming or hereafter claiming the same of any part thereof, by, through, or under Grantor.

**DULY ENTERED
FOR TAXATION**

JUN 15 1981

STATE OF INDIANA
CLARENCE COUNTY
RECORDS
JUN 15 11 55 AM '81
WILLIAM BIELSKI JR
RECORDER

State of Indiana, Porter County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of April 1981 personally appeared:

CLAUDE DANE ALEXANDER and
DONNA LEE ALEXANDER,
Husband and Wife

Dated this 23 Day of April 1981

<i>Claude Dane Alexander</i>	Seal
CLAUDE DANE ALEXANDER	
<i>Donna Lee Alexander</i>	Seal
DONNA LEE ALEXANDER	
_____	Seal
_____	Seal
_____	Seal
_____	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 9-30-84 1984

Wilma Tryka
WILMA TRYKA Notary Public

This instrument prepared by David E. Baker, Attorney At Law Attorney at Law
5185 Broadway, Suite C, Gary, Indiana 46409

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AGREEMENT TO ACCEPT DEED
IN PAYMENT OF MORTGAGE DEBT

THIS AGREEMENT Made and entered into this ____ day of _____, 1981, between (Mortgagor) Claude Dane Alexander and Donna Lee Alexander, as first party, and (Mortgagee) AVCO Financial Services of Indianapolis, Inc. as second parties,

WITNESSETH:

The second party is now the owner of the mortgage indebtedness secured by mortgage executed by Claude Dane Alexander and Donna Lee Alexander to AVCO Financial Services of Indianapolis, Inc., dated March 25, 1980 and recorded in the Recorder's Office of Lake County, Indiana, on August 7, 1980, as Document Number 593599, mortgaging the following described real estate, namely:

The South 40 feet of Lot 3, Block 7, Young's Highlands, in the City of Gary, as shown in Plat Book 15, page 15, in Lake County, Indiana,

together with all buildings thereon situated and appurtenances thereunto belonging and appertaining.

Said first parties desire to procure a cancellation and extinguishment of said mortgage indebtedness, and desire and have proposed to convey the above described real estate and all of their right, title and interest therein to second party, in payment of the further consideration of \$0.00, and said second party is willing to accept and has accepted said proposition so made by first parties.

Said first parties have therefore, contemporaneously herewith and in consideration hereof, conveyed said real estate to second party by their deed of conveyance by them delivered to said second party contemporaneously with the execution of this agreement, and have, by said deed, vested in said second party the full and absolute fee simple title to said real estate and full and absolute ownership and possession thereof.

NOW, THEREFORE, Said second party has agreed to accept, and does accept, said conveyance in full payment, satisfaction and discharge of said mortgage indebtedness and all unpaid interest thereon, and it is hereby agreed by and between the parties hereto, in consideration of said conveyance, that all of said mortgage indebtedness and interest thereon secured by said mortgage has been and is hereby cancelled, satisfied and extinguished, and that all persons liable thereon are hereby released and discharged from said indebtedness.

All promises, undertakings and agreements of the parties hereto in respect to or relating to the subject matter of this agreement are expressed and embodied herein.

IN WITNESS WHEREOF, The parties hereto have set their hands and seals the day and year first above written.

Claude Dane Alexander (SEAL)
CLAUDE DANE ALEXANDER

AVCO FINANCIAL SERVICES
OF INDIANAPOLIS, INC. (SEAL)

Donna Lee Alexander (SEAL)
DONNA LEE ALEXANDER

BY David E. Baker (SEAL)
DAVID E. BAKER
Attorney-In-Fact