

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to:

WARRANTY DEED

Pioneer Title Ins. Co.
P.O. Box 386
Portage, Ind. 46368

077837

This indenture witnesseth that GIVEN H. BRANHAM AND LINDA G. BRANHAM,
Husband and Wife

of LAKE County in the State of INDIANA

Convey and warrant to MARK BRANHAM AND CHRISTY A. BRANHAM, Husband and Wife,
1320 W. 38th Place
Hobart, Indiana 46342

of LAKE County in the State of INDIANA

for and in consideration of Ten 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:

The East 30 feet of Lot 19, all of Lot 20, and the West 20 feet of Lot 21 in Block 3 in Cressmoor 2nd Subdivision, Hobart, as per plat thereof, recorded in Plat Book 21, page 36, in the Office of the Recorder of Lake County, Indiana.

17-101-20

Subject to the following:

1. Real Estate Taxes for 1982 payable in 1983, and taxes for all subsequent years.
2. Easements, covenants and restrictions contained in prior instruments of record.
3. Mortgage in the amount of \$45,500.00 from Given H. Branham and Linda G. Branham, husband and wife to Whitcomb & Keller Mortgage Company, Inc., an Indiana corporation, dated March 29, 1979 and recorded April 13, 1979, as document no. 522647, which the herein grantee agrees and assumes to pay in the unpaid balance of (VA FORM) \$ 44,455.05.
4. Grantee hereby assumes and agrees to pay the unpaid balance on the existing mortgage, the debt secured thereby and also hereby assumes the obligations of Given H. Branham and Linda G. Branham, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

State of Indiana, LAKE County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of August 19 82 personally appeared:

GIVEN H. BRANHAM AND LINDA G. BRANHAM,
Husband and Wife

**DULY ENTERED
FOR TAXATION**

AUG 10 1982

Louise M. Sorenson

And acknowledged the execution of said foregoing instrument in witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires Feb. 17 19 84

Louise M. Sorenson
Louise M. Sorenson Notary Public

Resident of Lake County.

Dated this 5th Day of August 19 82

Given H. Branham Seal
GIVEN H. BRANHAM

Linda G. Branham Seal
LINDA G. BRANHAM

Seal

Seal

Seal

Seal

This instrument prepared by ERVIN C. CARSTENSEN, 4746 Broadway, Gary, IN 46408 Attorney at Law 338