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Merr. In. 46410*

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**795440**

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT BIRDIE E. WARNER, Grantor, of Cook County, in the State of Illinois, CONVEYS and WARRANTS to STANLEY JASINSKI, JR. and FRANK JASINSKI, as tenants in common, and not as joint tenants with right of survivorship, whose address is 6051 Jackson Street, Hammond, Indiana, 46320, of Lake County, Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Parcel I: *Kery* # 33-45-27

Lot "D" in Eder's Addition to Hammond, as per plat thereof, recorded in Plat Book 12, page 24, in the Office of the Recorder of Lake County, Indiana.

Parcel II: *Kery* # 33-45-25

Part of Block G, in Franklin Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 4, page 16, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point in the East and West center line of Section 1, Township 36 North, Range 10 West of the 2nd Principal Meridian, distant 49.5 feet southwesterly by rectangular measurement from the original center line of Erie Railroad; thence Southeasterly, parallel to said original center line and distant 49.5 feet Southwesterly therefrom, 15.19 feet; thence Westerly parallel to said East and West center line of Section 1, 395.21 feet to a point distant 8.35 feet Northerly by rectangular measurement from the center line of Monon-Erie Interchange tract; thence Northerly, by rectangular measurement, 12 feet to said East and West center line of Section 1; thence Easterly, along said East and West center line of Section 1, 385.9 feet to the point of beginning.

The Grantor executes this conveyance and the Grantees accept this conveyance subject to the following:

1. Real Estate taxes for the year 1984 payable in the year 1985 and subsequent thereto.
2. Restrictions and limitations, if any, contained in original plat and prior deeds.
3. Easements of record, zoning ordinances, laws and amendments thereto and revisions thereof.

STICOR TITLE INSURANCE  
Crown Point, Indiana

MAR 14 9 39 AM '85  
RUDDICKON CLAY  
RECORDER

STATE OF INDIANA, REC. NO. 1  
LAKE COUNTY  
FILED IN 1985

**DULY ENTERED  
FOR TAXATION**

MAR 15 1985

*Lucie O. Brink*  
AUDITOR LAKE COUNTY

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4. Ditches and drains, if any, and all rights therein.
5. Highways and legal right of ways.
6. Railroad right of ways, switches and spur tracks, if any and all rights therein.
7. Terms and provisions of an easement agreement dated October 8, 1981 and recorded October 16, 1981 as Documents No. 647659 and 647660 which provides for an easement over captioned premises to supply water for fire protection and agreement to maintain equipment appertaining thereto. Further particulars see Instruments of Record.
8. Reservations in a deed from Erie Railroad Company to Kenneth M. Warner and Birdie E. Warner, husband and wife, dated July 28, 1959 and recorded August 12, 1959 in Deed Record 1123 page 103 which provides as follows: Excepting, therefrom, Grantor's existing pole lines and other facilities and reserving unto Grantor, its successors and assigns, the easement to use, maintain, reconstruct and remove said pole lines and other facilities. TO HAVE AND TO HOLD the same unto said Grantees, their heirs and assigns, forever, and subject to the aforesaid exception and reservation and subject to the rights and privileges granted by Grantor under the following agreements:

(a) Agreement with The Western Union Telegraph Company dated July 1, 1947 covering use and maintenance of telegraph facilities over the aforescribed premises.

(b) License agreement to Northern Indiana Public Service company dated September 20, 1949 as amended December 10, 1957 covering a high power electric transmission line over the aforescribed premises.

(c) License agreement with W. B. Conkey Company a division of Rand McNally & Company, dated January 3 1950 covering a steam line and discharge line over the aforescribed premises.

(d) License agreement to Northern Indiana Public Service Company, dated March 14, 1950 covering a high power electric transmission line over the aforescribed premises.

And subject to the covenants hereinafter set forth.

And by the acceptance hereof, and as further consideration herefor, said Grantees, for themselves, their heirs and assigns covenant and agree as follows:

FIRST: To assume full responsibility for the construction and maintenance of all fences which may legally be required along the boundaries of the aforescribed premises, and to release, indemnify and save harmless said Grantor, its successors and assigns, from failure so to do.

SECOND: That no right of access to or from the aforescribed premises will be claimed from or asserted against Grantor, its successors or assigns, all right or claim thereto being hereby released and surrendered.

THIRD: That all concentration of surface drainage from the aforescribed premises will be diverted away from adjacent lands of Grantor.

9. Easement for electrical lines contained in a grant from Birdie E. Warner, a widow to Northern Indiana Public Service Company, an Indiana Corporation, and to its successors and assigns, dated August 6, 1968 and recorded August 27, 1968 in Miscellaneous Record 1017 page 540.

IN WITNESS WHEREOF, The Grantor, BIRDIE E. WARNER has executed this deed this 8th day of March, 1985.

Birdie E. Warner (SEAL)  
BIRDIE E. WARNER

STATE OF INDIANA )  
                          )SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Birdie E. Warner who acknowledges the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS MY HAND AND NOTARIAL SEAL, this day and date first above written.

Charles E. Daugherty (SEAL)  
CHARLES E. DAUGHERTY - Notary Public  
Resident, Lake County, Indiana

My commission expires  
June 30, 1985

This Instrument was prepared by Charles E. Daugherty of the Law Firm of Daugherty & Daugherty, Six East 67th Avenue, Merrillville, Indiana, 46410.