



# TICOR TITLE INSURANCE

798260

Return To: \_\_\_\_\_

GANZ Real Estate, Inc.  
58471 Broadway  
MERR 46410

## WARRANTY

## This Indenture Witnesseth

That Andrew Simmons

of Lake County, and State of Indiana

### CONVEY AND WARRANT

To Willie E. Boyd and Mary F. Boyd, husband and wife  
3601 Penn. St., Gary, Indiana

of Lake County, in the State of Indiana

for the sum of Ten dollars and other good and valuable consideration

the following described REAL ESTATE in Lake County, in the

State of Indiana, to-wit: Lots 47 and 48 in Block 5 in South Broadway Addition  
to Gary, as per plat thereof, recorded in Plat Book 7 page 8, in the Office  
of the Recorder of Lake County, Indiana.

This Conveyance is subject to the following:

1. 1984 Real Estate Taxes payable in 1985 and thereafter.
2. Mortgage for \$15,500.00 from Andrew Simmons to Lake Mortgage Company, Inc., an Indiana Corporation, dated October 21, 1976 and recorded October 22, 1976 as Document No. 375753. Said mortgage was assigned to Federal National Mortgage Association, by assignment dated October 21, 1976 and recorded October 22, 1976 as Document No. 375754. (VA form). Said mortgage having a unpaid balance of \$14,118.78, which unpaid balance the grantees agree to assume and pay. The grantees hereby expressly assume the obligation of Andrew Simmons under the terms of the instruments creating said loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by their acceptance of this deed.
3. Building lines, easements, restrictions, and covenants already of record.

STATE OF INDIANA  
RECORDER OF DEEDS  
FILED  
APR 4 2 42 PM '85  
RECORDED  
LAKELAND, INDIANA

47-69-47

### DULY ENTERED FOR TAXATION

IN WITNESS WHEREOF, The said Andrew Simmons

APR 4 1985

Has hereunto set his Hand and seal \_\_\_\_\_ day of April 1985

Andrew Simmons (SEAL) \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

STATE OF INDIANA, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Andrew Simmons

who acknowledged the execution of the foregoing Deed to be his voluntary act and deed.

WITNESS, my hand and Seal this 3rd day of April 1985  
My commission expires 11/10 1985

Robert M. Kostelnik  
ROBERT M. KOSTELNIK Notary Public

County of Residence Porter

Mail Tax Statements to Willie E. Boyd, 3601 Penn. St., Gary, Indiana

This instrument prepared by Andrew Simmons

500