

893570

No.....5384.....

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5th day of November, 1986, between Phoenix Mutual Life Insurance Company, a Connecticut corporation of One American Row, Hartford, Connecticut, hereinafter called GRANTOR, and RONALD B. RADUENZ and DENISE M. RADUENZ of Lake County, Indiana, hereinafter called GRANTEE;

WITNESSETH:

That GRANTOR in consideration of the sum of ONE HUNDRED SIX THOUSAND and no/100 Dollars (\$ 106,000.00), to it paid ~~of record to be paid~~ by GRANTEE, does hereby grant, bargain, sell and convey unto GRANTEE, and the heirs and assigns of GRANTEE, with the covenants hereinafter set out only, all the following described premises in Lake County, State of Indiana to wit:

Split from Key # 6-63-4 to Key # 6-63-9
The West 859 feet of the Northwest Quarter of the Southwest fractional Quarter of Section 13, Township 34 North, Range 10 West of the Second Principal Meridian, in Lake County, Indiana, except that part of the Northwest Quarter of the Southwest Quarter described as follows: Commencing at a point on the North line of said Southwest Quarter that is 4240 feet West of the East line of said Section: thence South perpendicular to said North line, 280 feet; thence West parallel to said North line, 155.57 feet; thence North 280 feet to said North line; thence East along said North line, 155.57 feet to the point of beginning.

For source of Grantor's title see Deed dated August 12, 1983, recorded as Document #723712 in the Recorder's Office, Lake County, Indiana.

Said premises are conveyed subject to a Grain Storage Lease Agreement dated September 1, 1986; a Farm Rental Agreement to Larry D. and Judy Stoller expiring December 31, 1986 and harvesting privilege to February 28, 1987; rights of way for drainage tiles, ditches, feeders and laterals, if any, and rights of the public and the government agencies having jurisdiction over roads in and to that part of the land lying within State Line Road and 121st Avenue.

There is no gross income tax payable by the Grantor hereunder in conjunction with this sale.

The right to construct a fence on the property line between land retained by Grantor herein and the land herein conveyed is hereby granted to Grantee, his heirs and assigns so long as Grantee, his heir and his assigns pay all costs of any such fence.

DULY ENTERED FOR TAXATION

DEC 24 1986

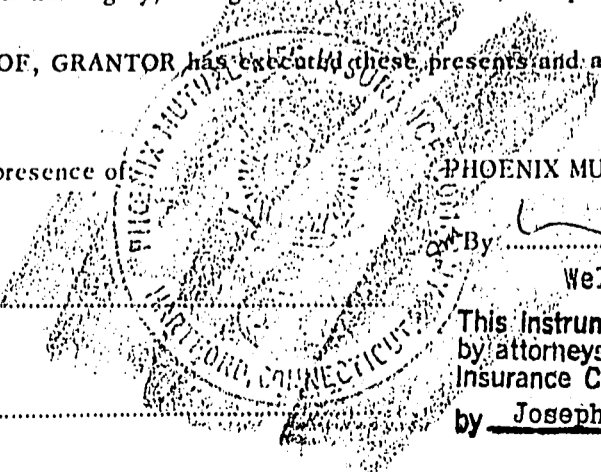
Julie O. [Signature]
AUDITOR LAKE COUNTY

STATE OF INDIANA
LAKE COUNTY
RECORDED
DEC 29 1 20 PM '86
ROBERT HOLAY
RECORDER

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereunto belonging to GRANTEE and the heirs and assigns of GRANTEE forever. GRANTOR covenants that it will warrant and defend the title to said premises unto GRANTEE and the heirs and assigns of GRANTEE against the lawful claims of all persons holding by, through or under GRANTOR, except as aforesaid.

IN WITNESS WHEREOF, GRANTOR has executed these presents and affixed its corporate seal the day and year first above written.

Signed and sealed in the presence of _____ PHOENIX MUTUAL LIFE INSURANCE COMPANY
By Welles V. Adams Vice-President



This instrument has been prepared by attorneys for Phoenix Mutual Life Insurance Company and completed by Josephine A. Melusky

650 CT
1494

ACKNOWLEDGMENT

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss. Hartford

On this.....1st.....day of.....December....., 1986....., before me, a notary public duly commissioned, qualified and acting within and for said county and state, personally appeared

Welles V. Adams

to me personally known, who, being duly sworn, did say that he is a Vice-President of Phoenix Mutual Life Insurance Company, organized under the laws of the State of Connecticut, which is the corporation described in the foregoing deed; that the seal attached is the corporate seal of said Corporation; and that, by authority of its Board of Directors, he signed, sealed, executed, and delivered the foregoing instrument as such officer on behalf of said corporation for the purposes and considerations therein expressed, and acknowledged said instrument to be his free and voluntary act and deed and the free and voluntary act and deed of said corporation as above specified and that he is the same person whose name is subscribed to the foregoing instrument.

In witness whereof I have hereunto set my hand and official seal the day and year above written.

My commission expires

Josephine A. Melusky
JOSEPHINE A. MELUSKY
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1990



DEED

PHOENIX MUTUAL LIFE INSURANCE CO.

TO

RONALD B. and DENISE M. RADUENZ.....

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Received for Record

the..... day of

19....., at..... o'clock, M., and re-

corded in Book, Page of the

Deed Records of

County,

Recorder

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Return to

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