

952397

Rodley, Tillmeyer, Fruehstien & Wagon
915 S. Clinton St.
Suite 800 Ft. Wayne, IN 46859-1847

MAIL TAX BILLS TO:

Indiana Housing Finance Authority
One North Capitol, Suite 515
Indianapolis, Indiana 46204

133 54 3-87-B

WARRANTY DEED

This indenture witnesseth that **JEFFERY D. CASTEEL** and **SUSAN A. CASTEEL**, tenants in common, each being over the age of eighteen (18) years, of Lake County in the State of Indiana convey and warrant to **INDIANA HOUSING FINANCE AUTHORITY** of Marion County in the State of Indiana for and in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

Key # 9-19-69

The North 1/2 of the West 1/2 of Lot 50 in Town (now City) of Crown Point, as per plat thereof, recorded in Deed Record "B" page 121 and in Plat Book 1 page 46, in the Office of the Recorder of Lake County, Indiana.

(Commonly known as 302 South West Street, Crown Point, Indiana 46307.)

SUBJECT TO that certain real estate mortgage dated November 16, 1984 executed by Grantors in favor of Tower Federal Savings and Loan Association in the original principal amount of Thirty Six Thousand Eight Hundred Fifty Dollars (\$36,850.00), recorded on November 26, 1984, in the Office of the Recorder of Lake County as Instrument No. 781390, said mortgage being subsequently assigned to the Indiana Housing Finance Authority on November 28, 1984 and recorded in the Office of the Recorder of Lake County as Instrument No. 787426.

In consideration of the within conveyance and by Grantee's acceptance and recording of this deed, Grantee discharges and releases Grantors from all liability upon the promissory note and all other indebtedness secured by the above-described mortgage. However, it is expressly understood and agreed by and between the Grantors and Grantee that this conveyance shall not effect nor be considered to effect a merger of said mortgage into the fee simple title hereby acquired by the Grantee and that said mortgage shall continue to be a valid and existing first lien upon the above-described real estate with the priority of such lien undiminished.

This conveyance is an absolute and unconditional conveyance to Grantee of fee simple title to the above real estate in fact as well as in form and not intended as, nor shall it be construed as, the conveyance of a lesser estate or as a mortgage or any other form of security.

Dated this 9th day of September, 1987.

DUELY ENTERED FOR TAXATION

NOV 25 1987

Jeffery D. Casteel
JEFFERY D. CASTEEL
Susan A. Casteel
SUSAN A. CASTEEL

REC 2 9 07 AM '87
FILED IN DEED RECORD

State of Indiana
County of Lake

Before me, the undersigned, a Notary Public in and for said County and State, this 9th day of September, 1987, personally appeared **JEFFERY D. CASTEEL**, being over the age of eighteen (18) years and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Judy A. Pugh
Notary Public
Printed Name: JUDY A. PUGH
Resident of LAKE County, Indiana

My Commission Expires:
June 12, 1990

TICOR TITLE INSURANCE
Crown Point, Indiana

5-10-87

1986

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of Sept., 1987, personally appeared SUSAN A. CASTEEL, being over the age of eighteen (18) years and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Notary Public

Printed Name: DAVID J. BRANDEWIE
Resident of Putnam County, Indiana

My Commission Expires:

4/15/88

This instrument prepared by David A. Travelstead, Attorney at Law.

MAIL TO: David A. Travelstead, Attorney at Law
Rothberg Gallmeyer Fruechtenicht & Logan
One North Capitol, Suite 460
Indianapolis, Indiana 46204