

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: **990255**
Clarence Baker and
Debra Baker
845 Elkhart Street
Gary, Indiana 46403

Tax Key No.: _____

WARRANTY DEED

This indenture witnesseth that ABRAHAM A. ARIAS,

of Lake County in the State of Indiana

Convey and warrant to CLARENCE BAKER and DEBRA BAKER,
Husband and Wife,

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
in the State of Indiana, to wit: commonly known as 845 Elkhart Street, Gary, IN 46403.

45-75-36438

Lots 32 and 33, and the North One-Half (1/2) of Lot 31, Block 6,
Indian Hills Addition to Gary, as shown in Plat Book 19, page 15,
Lake County, Indiana.

Subject to the following:

1. All real estate taxes and assessments for the year 1988 due and payable in 1989 and for all years subsequent thereto;
2. All easements, conditions, restrictions, limitations, reservations liens, covenants and limitations contained in prior instruments of record;
3. All zoning, land use, adjoining owner, Property Owner Association rights, and other limitations disclosed by a staked survey and on plat to premises;
4. As part of the consideration for this conveyance the Grantees herein expressly assume and agree to pay the balance owing on that certain promissory note to Meridian Mortgage Company, Inc., dated October 26, 1979 and recorded November 13, 1979 in Instrument No. 559470; and assigned to Waterfield Mortgage Company, Incorporated by assignment dated August 6, 1980 and recorded August 20, 1980 in Instrument No. 595087, and hereby expressly assume the obligation of Abraham A. Arias under the terms of the instruments creating said loan to indemnify the Mortgagor to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above

State of Indiana, Lake County, ss:

Dated this 29 Day of July 1988

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of August 19 88 personally appeared:

Abraham A. Arias
Abraham A. Arias

Abraham A. Arias,

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

AUG 3 1988

Carol L. Stembel
AUDITOR LAKE COUNTY

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires April 13, 19 92

Carol L. Stembel
Carol L. Stembel Notary Public

Resident of Porter County.

This instrument prepared by J.J. Stankiewicz, 7870 Broadway, Merrillville, IN, Attorney at Law

8.50

LILLIAN A. BLASTICK
RECORDER, LAKE COUNTY
CROWN POINT, INDIANA 46305
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
AUG 3 11 07 AM '88

mentioned, this agreement being evidenced by their acceptance of this deed. Balance of mortgage with Waterfield Mortgage Company being Twenty-Six Thousand Four Hundred Sixteen and 33/100 Dollars (\$26,416.33).

