

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: Ronald L. Vance, 5113 W. 154th Ave., Lowell, IN 46356

Tax Key No.: 4-6-63, Unit 17

# WARRANTY DEED

## 137996

This Indenture witnesseth that, Dale A. Midkiff and Kathy L. Midkiff, husband and wife,

of Lake County in the State of Indiana

Convey and warrant to Ronald L. Vance and Denise D. Vance, husband and wife,

of Lake County in the State of Indiana

for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 9 West of the 2nd P.M., described as: Commencing at an iron pipe on the south line of said Southeast Quarter of the Southwest Quarter at a point 310.05 feet East of the Southwest corner thereof; thence continuing East on said line 73.35 feet to an iron pipe, thence Northwesterly at an angle 67° 12' from West to Northwesterly on a line that would be 18 inches easterly of and parallel to the frame store building located on said tract a distance of 202.20 feet to an iron pipe on the south line of what is known as Commercial Avenue, said line being from its place of commencement North 22° 48' West 202.20 feet to south line of said Commercial Avenue, thence Southwesterly along south line of said Commercial Avenue at an angle of 77° 51' with the last mentioned East line, a distance of 84.17 feet to iron pipe in the present fence line, thence Southeasterly along said fence line a distance of 157.30 feet to the point of beginning, in the Town of Lowell, Lake County, Indiana, excepting the Westerly 10 feet thereof

SUBJECT TO: Rights of way for drains, tiles, feeders and laterals; Highways and legal rights of way; Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements; Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof; Easements, liens or encumbrances or claims thereof which are not shown by the public record; Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public record.

Before me, the undersigned, a Notary Public in and for said County and State, this 16th day of Oct 1990, personally appeared: Dale A. Midkiff and Kathy L. Midkiff, husband and wife,

Dated this 16th Day of OCTOBER, 1990  
Dale A. Midkiff  
Kathy L. Midkiff

Common address:  
135 W. Commercial Ave  
Lowell, IN 46356



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 19

LOIS M. WELCH  
NOTARY-PUBLIC, Lake County, Indiana  
My commission expires May 15, 1994  
Resident of Lake County, Indiana  
Lois M. Welch  
Notary Public

Resident of Lake County

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.  
OCT 31 1990  
Auditor Lake County

This instrument prepared by Charles E. Van Nada, 313 E. Commercial Avenue - Lowell, IN 46356 001419 Law