

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:

Tax Key No: 26-449-23

91027232

# WARRANTY DEED

417 Canterbury Road  
Griffith, IN 46319

This Indenture witnesseth that

Joseph Frank Kroslack and LoraLee Kroslack,  
Husband and Wife

of Lake County in the State of Indiana

Convey and warrant to

Scott Douglas Smolinski and Marsha J. Smolinski,  
Husband and Wife

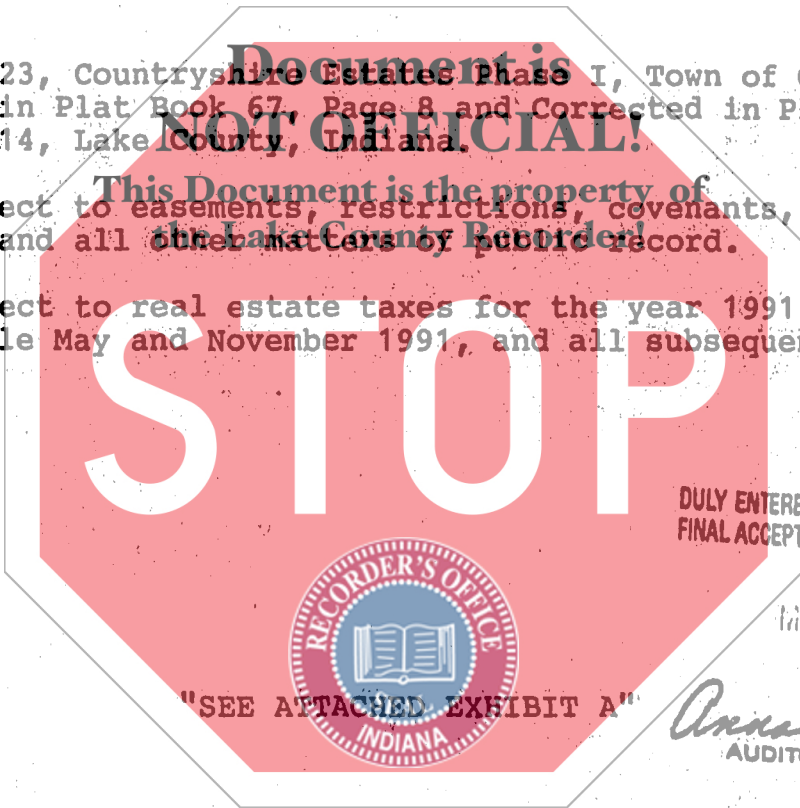
of Lake County in the State of Indiana

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:

Lot 23, Countryside Estates Phase I, Town of Griffith,  
as shown in Plat Book 67, Page 8 and Corrected in Plat Book  
67, Page 14, Lake County, Indiana.

Subject to easements, restrictions, covenants, right-  
of-ways, and all other matters by public record.

Subject to real estate taxes for the year 1991 due  
and payable May and November 1991, and all subsequent years.



"SEE ATTACHED EXHIBIT A"

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

MAY 31 1991

Anna M. Antow  
AUDITOR LAKE COUNTY

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County  
and State, this 24 day of May 1991  
personally appeared:

Joseph Frank Kroslack and  
LoraLee Kroslack, Husband  
and Wife

Dated this 24 Day of May 1991

Joseph Frank Kroslack

LoraLee Kroslack

STATE OF INDIANA/S.S.NO.  
LAKE COUNTY  
FILED FOR RECORD  
BERT(BOB)FREE AND  
RECORDER  
5 8 40 AM '91

And acknowledged the execution of the foregoing deed. In witness  
whereof, I have hereunto subscribed my name and affixed my of-  
ficial seal. My commission expires 9/14 1991

Susan J. Rudloff  
Susan J. Rudloff Notary Public

Resident of Lake County.

Joseph Frank Kroslack

01581

LAWYERS TITLE INS. CORP.  
ONE PROFESSIONAL CENTER  
SUITE 215  
CROWN POINT, IN 46307  
51546

EXHIBIT "A"

It is hereby further covenanted and agreed by and between the parties hereto, and it is part of the consideration of this deed, that the grantee shall complete construction of the dwelling to be placed on the premises, (and sod or seed the lot to produce a stand of grass) within one year from the date of this deed. If grantee fails to complete the construction of said dwelling within said period, the grantee will on written demand from grantor and tender to the grantee of the purchase price and reasonable value of the improvements, if any, placed on the premises by the grantee, reconvey the premises to grantor free and clear of all liens and encumbrances. The reasonable value of improvements shall be determined solely by the Architectural Control Committee. If grantee fails to reconvey within 30 days from the receipt of said demand, then and in that event, the real estate together with the partially completed improvements thereon shall revert to the grantor and its successors, or assigns, shall have the right of re-entry to take immediate, full, complete possession thereof. Any time lost by strike, war, civil commotion, act of God, shall be added to the above specified time of completion.

