

WARRANTY DEED

92035849

DULY ENTERED FOR PAYMENT SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

State: Indiana  
County: Lake

JUN 4 1992

Date: May 15<sup>th</sup>, 1992

Seller/Grantor  
Litton Mortgage Servicing Center, Inc  
5373 West Alabama, Suite 600  
Houston, Texas 77056

Purchaser/Grantee  
Richard Geiser and Carolyn Geiser  
8926 Ohio Place  
Highland, Indiana 46322

*Anna M. Cowger*  
AUDITOR LAKE COUNTY

Litton Mortgage Servicing Center, Inc, a Texas corporation ("Seller") is the legal owner and holder of the rights of seller under that certain Installment Contract for Sale of Real Estate (the "Contract") dated June 3, 1966, executed by Donald James Cowger and Anna M. Cowger, as purchaser(s) in which the Purchaser agreed to pay the sum of \$14,500.00 ("Purchase Price") to the order of W. J. Driver, Administrator of Veterans' Affairs of the U.S.A., for the purchase of the Property described below. All of the original purchaser's rights under the Contract were assigned to RICHARD GEISER and CAROLYN GEISER, ("Purchasers"), on September 14, 1967.

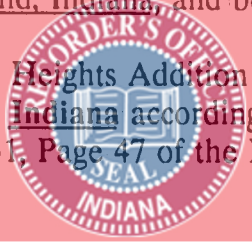
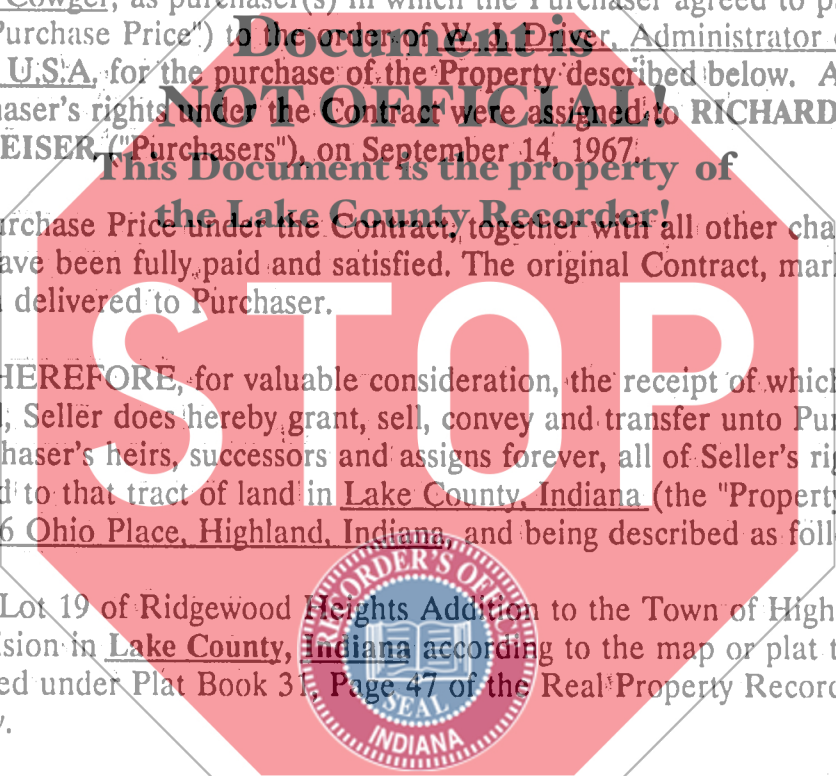
The Purchase Price under the Contract, together with all other charges thereunder, have been fully paid and satisfied. The original Contract, marked canceled or paid has been delivered to Purchaser.

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, Seller does hereby grant, sell, convey and transfer unto Purchasers, and unto the Purchaser's heirs, successors and assigns forever, all of Seller's right, title and interest in and to that tract of land in Lake County, Indiana (the "Property"), commonly known as 8926 Ohio Place, Highland, Indiana, and being described as follows:

All of Lot 19 of Ridgewood Heights Addition to the Town of Highland, a subdivision in Lake County, Indiana according to the map or plat thereof recorded under Plat Book 31, Page 47 of the Real Property Records of such County.

Permanent Tax/Parcel Description No. : 27-0253-0019-225713

THE SELLER PROMISES THAT IT HAS TAKEN NO ACT TO ENCUMBER THE PROPERTY. This Deed and the conveyance made hereby is made and accepted subject to all matters of record in the Real Property Records of Lake County, Indiana (collectively, the "Permitted Exceptions"). Purchaser hereby agrees to take title to the Property subject to all ad valorem taxes and general and special assessments now or hereafter becoming due with respect to the Property. In particular, Purchaser (in Section 21 of the Contract) agreed to pay the cost of "all recording, transaction, transfer, conveyance, and other taxes".



ROBERT RE... LAND

JUN 4 11 04 AM '92

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging thereto, unto Purchaser, Purchasers' heirs, devisees, personal representatives, successors and assigns forever; and Seller, subject to the Permitted Exceptions and the conditions described herein, does hereby bind itself, Seller's successors and assigns, to warrant and forever defend, all and singular the Property unto Purchaser, Purchaser's heirs, devisees, personal representatives, successors and assigns, against every person whatsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Seller, but not otherwise.

Dated this 15th day of May, 1992

Litton Mortgage Servicing Center, Inc, a Texas corporation

BY: Kay Harris

NAME: Kay Harris  
TITLE: Sr. Vice President

ATTEST/WITNESS: [Signature]  
DeAnna Snyder, Secretary

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!



STATE OF Texas

COUNTY OF Harris

I, the undersigned officer, hereby certify that, on the 15th day of May, 1992, personally appeared before me Kay Harris, Sr. Vice President of Litton Mortgage Servicing Center, Inc, a Texas corporation known to me (or proven by satisfactory evidence) and acknowledged that he/she is the person whose name is subscribed to this instrument, above, and that he/she executed same as his/her free and voluntary act, in the capacity and for the purposes so expressed, pursuant to the by-laws or resolution of its board of directors.

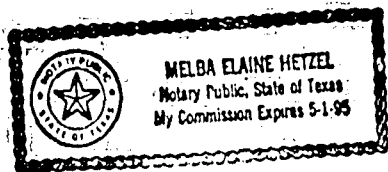


My Commission Expires: 05/01/95

Melba Elaine Hetzel  
NOTARY PUBLIC IN AND FOR THE STATE OF Texas

Melba Elaine Hetzel

Notary's Printed Name



05/12/92  
Indian F.FRM  
Warranty Deed  
litton:wmb

This instrument was drafted by:  
William M. Bell, Jr.  
Attorney  
12 Greenway Plaza, Suite 1220  
Houston, Texas 77046

After Recording Return To Purchaser,  
who is the taxpayer to whom future tax  
statements are to be sent:

R. Geiser  
8926 Ohio Place  
Highland, Indiana

