R092.812

52038457 MAIL TAX BILLS TO:

Mr. and Mrs. Mark Sanders 570 Eastwood Dr. Lowell, IN 46356

TAX KEY NO.:

1-159-27

ADDRESS OF REAL ESTATE: 13926 W. 176th Ave. Lowell, IN 46356

WARRANTY DEED

This Indenture Witnesseth That:

RONALD R. POPP and COLLEEN A. POPP, Husband and Wife, of Lake County, Indiana,

Convey and Warrant to: Document is

MARK D. SANDERS and SHERRIM, SANDERS, Husband and Wife, of Lake County, Indiana, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County, Indiana, tensitake County Recorder!

Lot 27, Westridge Estates, an Addition to Lake County, Indiana, as recorded in Plat Book 69 page 5, Office of the Recorder of Lake County, Indiana.

The Grantors hereby expressly reserve to themselves, their heirs, Executors, Administrators, Personal Representatives and assigns the right to cross and to use that portion of the parcel that has been designated as a private drive and utility easement and which may at some point be dedicated to the public use as now established on the above-described property for the purpose of having access for the installation of utilities and for purposes of ingress and egress to and from the Grantors' parcel of real estate lying South of and adjacent to Westridge Estates as set out in Plat Book 69, page 5, and the Grantors do further terminate any rights as granted in the Agreement for Easement recorded February 2, 1990, as Document No. 082747 that may affect the above-described parcel.

This conveyance is subject to State, County and City taxes for 1991 payable in 1992, and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances; easements; restrictions of record and questions of survey and all zoning ordinances now

> DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

> > JUN 12 1992

AUDITOR LAKE COUNTY

00788

or hereafter in effect. Grantors expressly limit said Warranties only against the acts of the Grantors and all persons claiming by, through or under the Grantors.

Dated this/o.되 day of	June.	, 199) ,
Penalal R. Poff	Collier 9. Popy COLLEEN A. POPP	0
RONALD R. POPP	COLLEEN A. POPP	
Denalo R. Popp RONALD R. POPP Buy Villiam Q. Pohana	Beeg Nellison	a. Chan
STATE OF INDIANA)) SS:		
COUNTY OF LAKE)		
Before me, the undersigned County and State, this personally appeared. RONALD and Wife, and acknowledged in Witness Whereof, I have fixed my official seal ocume	R. POPP and COLLEEN A. the execution of the fo	POPP, Husband
My Commission Expirts Lake	County Recorder!	
	Notary Public, A Resid	entof
9-12-94	Lake County, Indiana	
	Right A. Printed Signature	20N,CA
This instrument was prepared Drive, Suite J, Crown Point,		5240 Fountain
	SUDER'S OF	
	SEAL)S	
	WOIANA LINE	