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Mail tax bills to: 92040254

Tax Key No.: 26-455-15

618 Canterbury Road
Griffith, IN 46319

WARRANTY DEED

Unit #15, Griffith Corp.
618 Canterbury Road
Griffith, IN 46319

This indenture witnesseth that Joseph Frank Kroslack and LoraLee Kroslack, Husband and Wife.

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

of Lake County in the State of Indiana

Convey and warrant to Tom Krawczykowski and Annette K. Lippie, Husband and Wife.

of Lake County in the State of Indiana

for and in consideration of Ten Dollars 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 15, Countryshire Estates Addition, Phase II, Town of Griffith, as shown in Plat Book 69, page 30, and corrected in Plat Book 69, page 50, Lake County, Indiana.

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

Subject to real estate taxes for the year 1991 due and payable May and November 1992 and all subsequent years.



By acceptance of this deed grantee(s) agree that if grantee(s), his/their heirs, and/or assigns shall violate any of the restrictive covenants of Countryshire Estates, Phase II, then grantee(s), his/their heirs, and/or assigns shall be responsible for all legal expenses, court costs and any and all other costs and damages involved if necessary to bring legal action to enforce any and all of the restrictive covenants for Countryshire Estates Subdivision.

SEE ATTACHED EXHIBIT "A"

JUN 23 1 50 PM '92
LAKE COUNTY
FILED FOR RECORD
CLAND

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 4th day of June 19 92 personally appeared:

Joseph Frank Kroslack and LoraLee Kroslack, Husband and Wife.

Dated this 4 Day of June 1992

Joseph Frank Kroslack
Joseph Frank Kroslack

LoraLee Kroslack
LoraLee Kroslack

ONLY ENDORSED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 23 1992

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 10-8-1995

Cheryl A. Wagner
Notary Public

Resident of Lake County.

This instrument prepared by Joseph Frank Kroslack

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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 or his assigns shall complete construction of the dwelling to be placed on the premises, and must sod or seed the lot to produce a stand of grass, within one year from the date of this deed. If grantee or his assigns fails to sod or seed the lot or fails to complete the construction of said dwelling within said period, the grantee or his assigns, will on written demand from grantor and legal tender to the grantee or his assigns of the purchase price and reasonable value of any improvements placed on the premises by the grantee or his assigns, 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 or his assigns fails to reconvey within 30 days from the receipt of said demand, then and in that event, the real state 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.

If grantee, his heirs, and/or assigns shall violate any of the Restrictive Covenants of Countryshire Estates, Phase II, then grantee, his heirs, and/or assigns shall be responsible for all of grantor's legal expenses, court costs, and any and all other costs and damages involved. If grantor shall be forced to bring legal action to enforce any or all of the Restrictive Covenants for Countryshire Estates Subdivision.