

92073566

WARRANTY DEED

THIS INDENTURE WITNESSETH, That CHARLES F. ROBERTS ("Grantor") of Lake County, in the State of Indiana, CONVEY AND WARRANT to CHARLES F. ROBERTS, as Trustee, or his successor in trust of the REVOCABLE TRUST AGREEMENT OF CHARLES F. ROBERTS, dated June 3, 1991, as amended of Lake County, in the State of Indiana for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, certain real estate in Lake County, in the State of Indiana more particularly described in "Exhibit "A" attached hereto and made a part hereof:

The Grantee's address is: P. O. Box 125

Lowell, Indiana 46356.

Document is NOT OFFICIAL!

IN WITNESS WHEREOF, Grantor has executed this deed this 8th day of October, 1992.

Signature Charles F. Roberts Printed CHARLES F. ROBERTS

Signature Printed

NOV 19 8 46 AM '92

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

STATE OF INDIANA) COUNTY OF LAKE) SS:



Before me, a Notary Public in and for said County and State, personally appeared CHARLES F. ROBERTS who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 8th day of October, 1992.

My commission expires Theresa M. Hargis, Notary Public My Commission Expires December 9, 1995 Resident of Hendricks Co., Indiana

Signature Theresa M. Hargis Printed Notary Public Residing in County, IN

This instrument was prepared by Lawrence F. Dorocke, Dann Pecar Newman Talesnick & Kleiman, P.C., attorneys at law, 2300 One American Square, Box 82008, Indianapolis, Indiana 46282.

Return to: Lawrence F. Dorocke, Dann Pecar Newman Talesnick & Kleiman, P.C., 2300 One American Square, Box 82008, Indianapolis, Indiana 46282.

Send tax statements to: c/o CHARLES F. ROBERTS, Trustee, P. O. Box 125, Lowell, Indiana 46356

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 13 1992

Auditor Lake County

900

EXHIBIT "A"

A part of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as commencing at a point in the center of Commercial Avenue in the Town of Lowell, 147 $\frac{1}{2}$ feet Westorly from the Northwest corner of Lot 1 in Clark's Addition to the Town of Lowell; thence Westorly along the center of said Commercial Avenue 23 $\frac{1}{2}$ feet; thence South 150 feet; thence Easterly parallel with the center line of Commercial Avenue 23 $\frac{1}{2}$ feet; thence North 150 feet to the point of beginning, excepting therefrom the West 6 inches.

Key # 4-6-42

**Document is
NOT OFFICIAL!**

Subject to:

**This Document is the property of
the Lake County Recorder!**

Taxes for 1991 payable in 1992.

Possible Municipal Assessments levied by the Town of Lowell, Indiana.

Party Wall Agreement by and between George W. Heilig and Peter A. Berg, dated July 2, 1913 and recorded July 3, 1913 in Miscellaneous Record 72 page 297. (Affects the East 6 inches of caption real estate).

Easement to construct a wall on the West 6 inches of caption real estate as contained in a Warranty Deed from George W. Heilig, a widower, to Emil H. Ruge and Carl N. Gragg, dated October 9, 1930 and recorded October 10, 1930 in Deed Record 469 page 106.

Terms and conditions contained in Warranty Deed from George W. Heilig, a widower, to Emil H. Ruge and Carl N. Gragg, dated October 9, 1930 and recorded October 10, 1930 in Deed Record 469 page 106, whereby the wall set out in Item 5 above, when erected, is to become and be a party wall between said parties. (Affects the West 6 inches of caption.)

Leasehold interest, if any, and all rights therein.

Highways and legal right of ways.

Ditches and drains, if any, and all rights therein.