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Mail tax bills to: 93018666

Tax Key No.: 26-463-4

405 Manchester Court  
Griffith, IN 46319

# WARRANTY DEED

Unit #15, Griffith Corp.  
405 Manchester Court  
Griffith, IN 46319

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

of Lake County in the State of Indiana

Convey and warrant to Donald G. Echterling and Barbara C. Echterling, Husband and Wife

STATE OF INDIANA/S.S.J.O.  
LAKE COUNTY  
FILED FOR RECORD  
MAR 25 11 51 AM '93  
SAMUEL G. HUNLICH  
RECORDER

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 24, Countryshire Estates Phase III, in the Town of Griffith, as shown in Plat Book 71, Page 1, 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 1992 due and payable May and November 1993 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, then grantee(s), his/their 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 necessary to bring legal action to enforce any and all of the restrictive covenants for Countryshire Estates Subdivision.

SEE ATTACHED EXHIBIT "A" and "B"



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER...

MAR 18 1993

Carol A. Antone  
AUDITOR LAKE COUNTY

State of Indiana, LAKE County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of February 1993

personally appeared: Joseph F. Kroslack and Lora Lee Kroslack, Husband and Wife.

Dated this 23 Day of February 1993.

Joseph Frank Kroslack

Lora Lee Kroslack

Lora Lee Kroslack

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 07/27/95

Lori S. Monahan, Notary Public

Resident of Porter County.

This instrument prepared by Joseph Frank Kroslack

00836

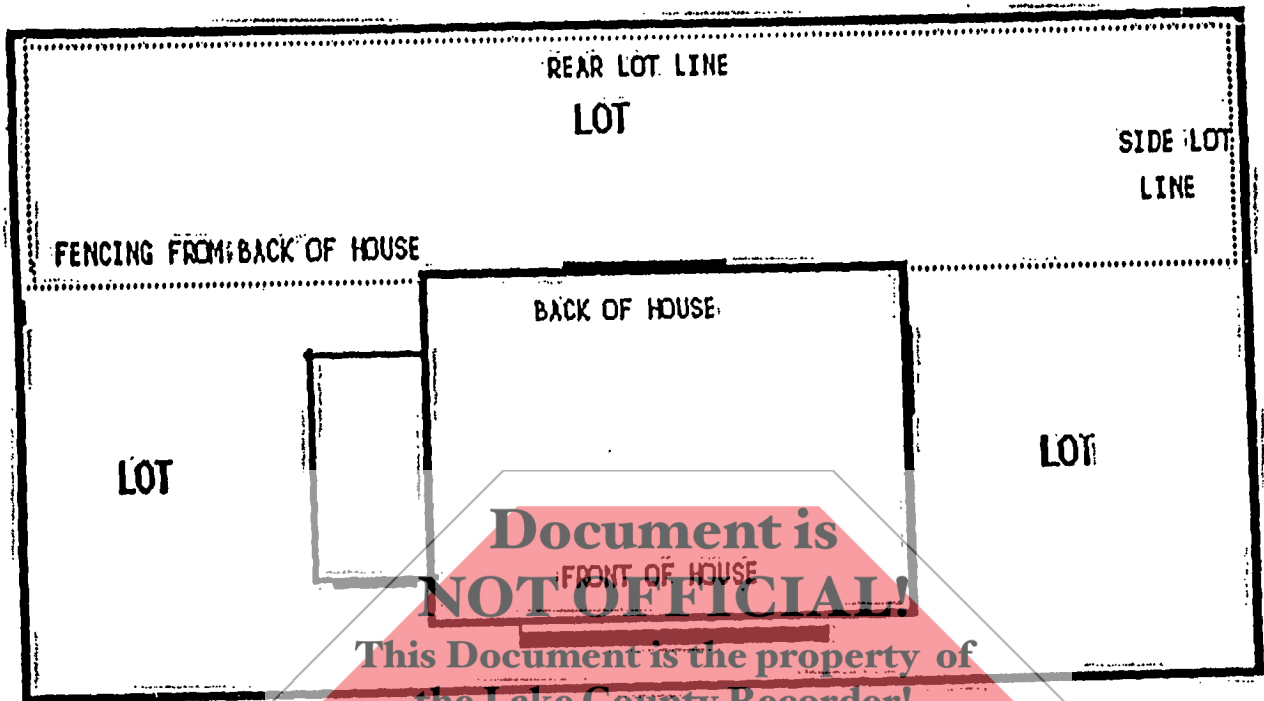
1100 Cm

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 III, 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.

**EXHIBIT "B" REAR ELEVATION FENCING**



**Document is NOT OFFICIAL!**

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

**REAR ELEVATION SHALL MEAN FENCING FROM BACK OF THE HOUSE TO SIDE LOT LINES FROM THE SIDE LOT LINE BACK TO THE REAR LOT LINE, THEN ALONG REAR LOT LINE. NO FENCING ALLOWED ON SIDES OF HOUSE OR FRONT OF HOUSE.**

