

LTK # 55683

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Mail tax bills to: 93043124

Tax Key No.: 26-449-11

LAKE MORTGAGE  
4000 W. LINCOLN HWY.  
MERRILLVILLE, IN 46410

# WARRANTY DEED

Unit No. 15, Griffith Corp  
517 S. Cline Avenue  
Griffith, IN 46319

This indenture witnesseth that Carl J. Oman and Carol R. Oman,  
Husband and Wife

of Lake County in the State of Indiana

Convey and warrant to Efriam Juarez and Judy A. Juarez,  
Husband and Wife

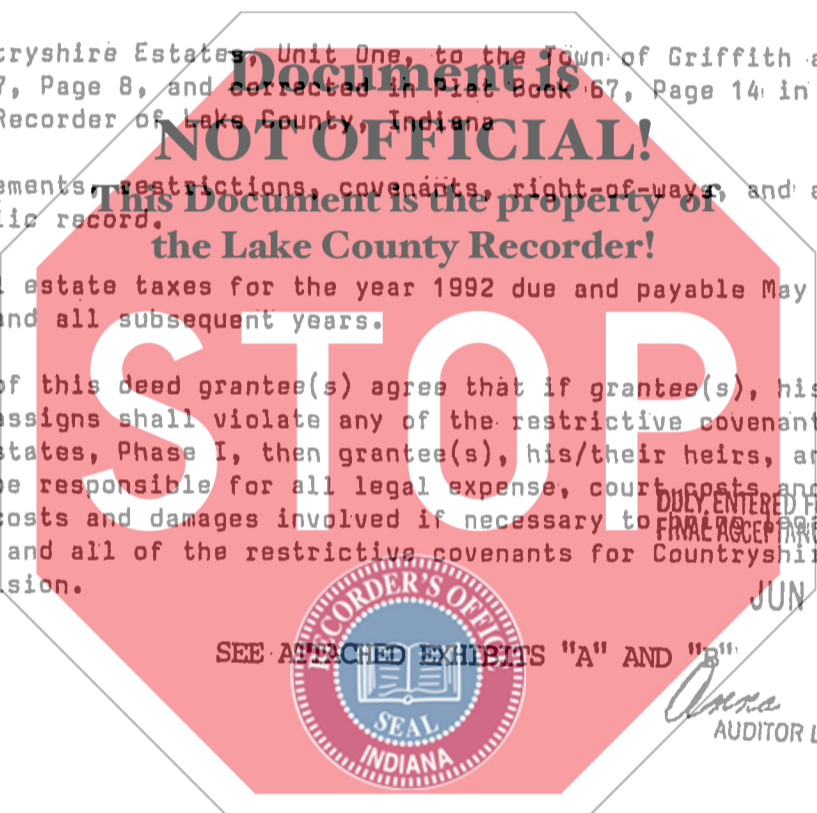
of Lake County in the State of Indiana  
for and in consideration of Ten Dollars (\$10.00) and other valuable consideration  
the receipt whereof, is hereby acknowledged, the following Real Estate in Lake County  
in the State of Indiana, to wit:

Lot 11 in Countryshire Estates, Unit One, to the Town of Griffith as shown  
in Plat Book 67, Page 8, and corrected in Plat Book 67, Page 14 in the  
Office of the Recorder of Lake County, Indiana

Subject to easements, restrictions, covenants, right-of-way, 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, Phase I, then grantee(s), his/their heirs, and/or  
assigns shall be responsible for all legal expense, court costs and any  
and all other costs and damages involved if necessary to enforce any  
to enforce any and all of the restrictive covenants for Countryshire  
Estates subdivision.



SEE ATTACHED EXHIBITS "A" AND "B"

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 30 1993

Anna M. Anton  
AUDITOR LAKE COUNTY

State of Indiana, Lake County, ss:

Dated this 21st Day of June 19 93

Before me, the undersigned, a Notary Public in and for said County  
and State, this 21st day of June 19 93  
personally appeared:

*Carl J. Oman*  
Carl J. Oman

Carl J. Oman and Carol R. Oman  
Husband and Wife

*Carol R. Oman*  
Carol R. Oman

And acknowledged the execution of the foregoing deed. In witness  
whereof, I have hereunto subscribed my name and affixed my of-  
ficial seal. My commission expires 6/3 19 94

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Melinda L. Valentine*  
MELINDA L. VALENTINE Notary Public

02041

Resident of \_\_\_\_\_ County.

This instrument prepared by Kristie L. Kroslack-Palomares

Attorney at Law

EXHIBIT "A"

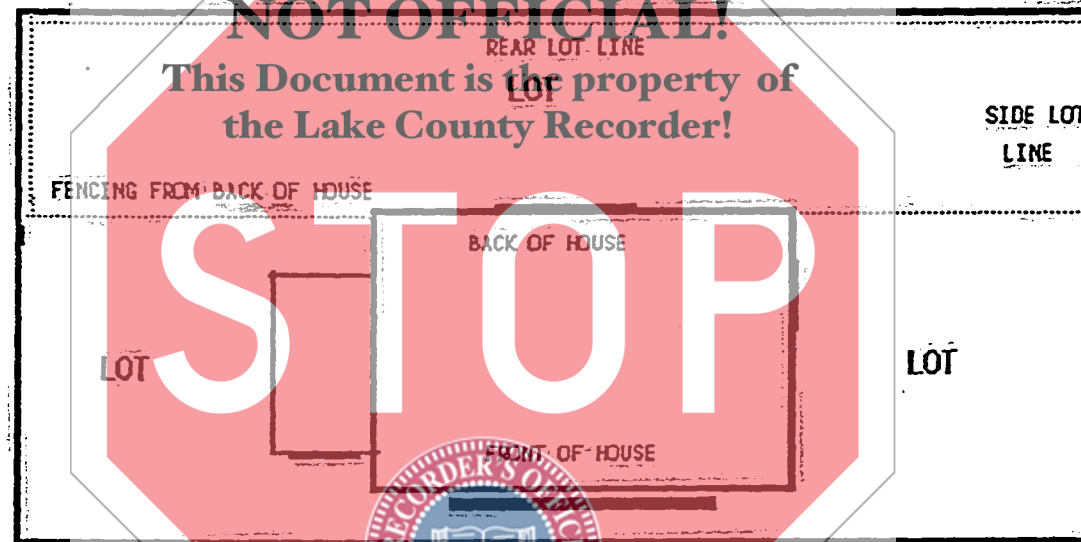
It is hereby further covenanted and agreed by and between the parties hereto, and it is part of the consideration of this deed, that the grantee or his assigns shall complete construction of the dwelling to be placed on the premises, and must sod or seed the lot to produce a stand of grass, within one 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 One (I) 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.