

93050768

Warranty Deed

THIS INDENTURE WITNESSETH, That

Richard C. Collier

of Lee County, in the State of Florida Convey and Warrant

to James Dye Buchanan

of Lake County, in the State of Indiana, for and in consideration of the sum of

Ten Dollars (\$10.00) and other good and valuable considerations.

the receipt whereof is hereby acknowledged, the following described Real Estate in the State of Indiana, to-wit:

Plat "B", Artesian Wells, as shown in Plat Book 24, page 26, Lake County, Indiana, commonly known as 11308 West 27th Place, Cedar Lake, Indiana, 46303.

Subject to:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
3. Easements or claims of easements not shown by the public records.
4. Rights of the public and the State of Indiana, in and to that part of the land taken for highway purposes by Project No. 69, as recited in right of way grant dated Jan. 6, 1962 and recorded Feb. 28, 1962 in deed record 1171, page 145 as document No.388369.
5. Terms and provisions of a utility easement to Ind. Bell Telephone Company, Inc., its successors and assigns, recorded Feb. 18, 1992 as Doc. #92009773, describing the following land: A part of Lot 7 and a part of Lot 8 in Plat "B"-Artesian Wells, as per plat thereof, recorded in Plat Book 24, page 26, in the Office of the Recorder of Lake County, Indiana. -An easement 16' in width lying westerly of, parallel with and abutting the westerly right-of-way line of U.S. 41; beginning at the South line of Lot 7; thence northwardly to the north line of Lot 8. -The side lines of the above described easement to be lengthened and shortened as necessary to begin and end at the lot lines. (cont'd. on reverse side)

In Witness Whereof, The said

has hereunto set his hand and seal, this 12th day of July 1993

Richard C. Collier
Richard C. Collier (Seal)

(Seal) ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

(Seal) JUL 30 1993 (Seal)

(Seal) *M. Antonio* (Seal)
AUDITOR: LAKE COUNTY Lee

Florida
STATE OF INDIANA,

Before me, the undersigned, a Notary Public in and for said County, this

12th day of July 1993, came

Richard C. Collier

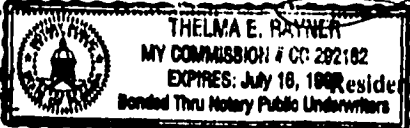
, and acknowledged the execution of the foregoing instrument.

Identified by Witness my hand and official seal. Florida Driver's License

My Commission expires...

Thelma E. Rayner 01175
Notary Public

This instrument prepared by DAVID J. BRANDEUR ATTORNEY



of _____ County



6. Right of Way granted to State of Indiana, as shown in
Miscellaneous Record 1171, page 145.

