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MAIL TAX BILLS TO:  
8775 Haven Hill Road  
Hobart, Indiana 46342

TAX KEY NO. 53-7-9  
TAXING UNIT NO. 43

94022198

WARRANTY DEED

THIS INDENTURE WITNESSETH, That, **JANET MAGGARD**, of CONTRA COSTA COUNTY County, in the State of California,

Convey and Warrant to, **WILLIAM T. MODRAK, TRUSTEE OF THE WILLIAM T. MODRAK REVOCABLE TRUST DATED THE 30TH DAY OF JANUARY, 1990**, LAKE County, in the State of Indiana,

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

An undivided one-thirtieth interest in and to the following described real estate.

That part of the West Half of the Southwest Quarter of Section 11, Township 35 North, Range 8 West of the Second Principal Meridian, except the East 30-4/5 acres thereof, lying Southerly of the Southerly right of way line of the Grand Trunk Western Railroad, in Lake County, Indiana, 69th Avenue, Merrillville, Indiana 46410

Subject to:

1. 1994 real estate taxes due and payable in 1995 and thereafter.
2. All covenants, easements and restrictions now of record.
3. All rights of way for roads, highways, streets, or alleys all rights to the public and the government agencies having jurisdiction over the roads in and to that part of the land lying within 69th Avenue; all railroad rights of way and any spur tracks crossing the land.

Dated this 15th day of March, 1994

MAR 23 1994

*Janet Maggard*  
JANET MAGGARD

*Clara N. Antos*  
AUDITOR LAKE COUNTY

STATE OF CALIFORNIA, Santa Clara COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 15th day of March, 1994, came **JANET MAGGARD** and acknowledged the execution of the foregoing instrument. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission expires: July 2 1995

*Henry Shepherd*  
Notary Public  
Resident of Santa Clara County

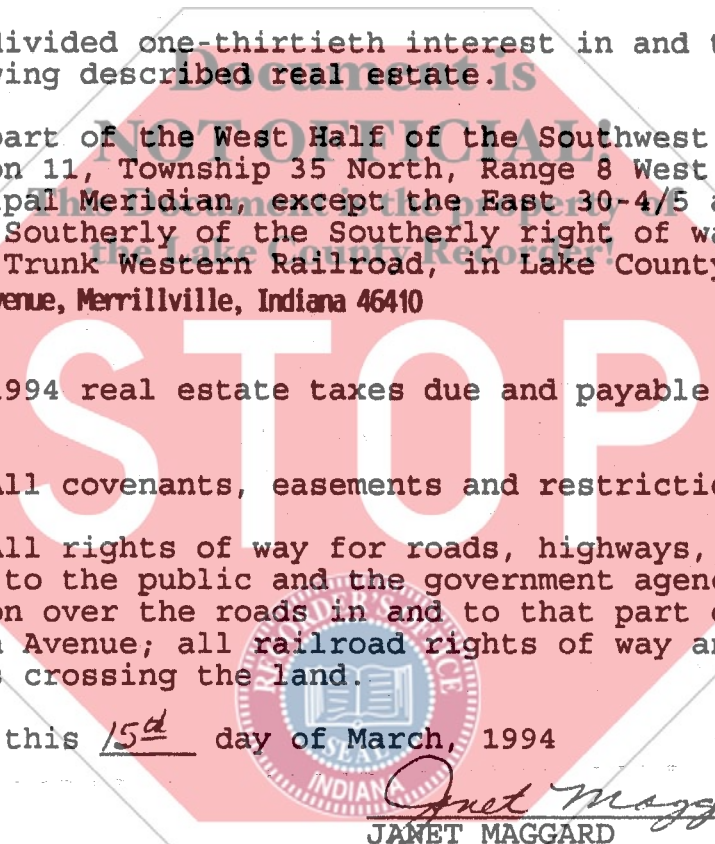


This instrument prepared by: Herbert S. Lasser & Associates  
Attorneys at Law, 3700 E. U.S. 30, Merrillville, IN 46410

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Chico's The Insurance Company  
STATE OF CALIFORNIA  
MAR 24 10 15 AM '94



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.