

Ro 94-1336

MAIL TAX BILLS TO:
Mr. and Mrs. Harry T. Mabs
8104 Beech Ave,
Munster, IN 46321

TAX KEY NO.:
#1-159-2

ADDRESS OF REAL ESTATE:
17260 Maplewood Street
Lowell, Indiana 46356

NORTHWEST INDIANA TITLE SERVICES, INC.
102 Washington Street
Lowell, Indiana 46356
763-0727 or 766-0100

94030114

WARRANTY DEED

This Indenture Witnesseth That: WILLIAM A. SCHARA and CAROLE L. SCHARA, Husband and Wife, of Lake County, Indiana,

Convey and Warrant to: Harry T. Mabs, Jr. and Sofie Mabs, Husband and Wife, of Lake County, Indiana,

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

Lot 2, Westridge Estates, an addition to Lake County, Indiana, as recorded in Plat book 69, page 5, in the Office of the Recorder of Lake County, Indiana

The Grantor hereby expressly reserves to himself, his heirs, Executors, Administrators, Personal Representatives and assigns the right to cross and to use that portion of the parcel that has been designated as a private drive and utility easement and which may at some point be dedicated to the public use as now established on the above-described property for the purpose of having access for the installation of utilities and for purposes of ingress and egress to and from the Grantor's parcel of real estate lying South of and adjacent to Westridge Estates as set out in Plat Book 69, page 5, and the Grantor does further terminate any rights as granted in the Agreement for Easement recorded February 2, 1990, as Document No. 082747 that may affect the above-described parcel.

This conveyance is subject to State, County and City taxes for 1993 payable in 1994 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements; restrictions of record and questions of survey. Grantor expressly limits said Warranties only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

Dated this 15th day of APRIL 1994.

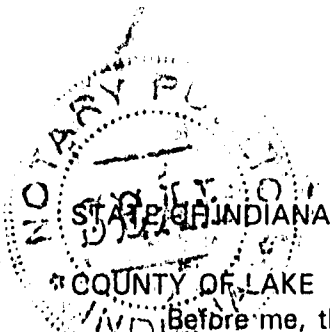


William A. Schara
WILLIAM A. SCHARA

Carole L. Schara
CAROLE L. SCHARA

APR 20 1994

Angela M. Antone
ANGELA M. ANTONE
AUDITOR LAKE COUNTY



STATE OF INDIANA
CLERK OF SUPERIOR COURT
APR 20 1 20 PM '94

Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of APRIL, 1994, personally appeared WILLIAM A. SCHARA and CAROLE L. SCHARA, Husband and Wife, 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:
March 5, 1995

Resident of Lake County,
State of Indiana

Vincent Zunica
Notary Public Vincent Zunica

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This Document Prepared by Austgen & Goad, by David M. Austgen, Attorney, 5201 Fountain Dr., Suite A, Crown Point, IN 46307.

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