

RETURN TO:
FIRST AMERICAN TITLE INS. CO.
5265 COMMERCE DR. SUITE 1
CROWN POINT, IN 46307

TRUSTEE'S DEED

Return to:
First American Title Insurance Company
5265 Commerce Drive
Crown Point, IN 46307

THIS TRUSTEE'S DEED is made this 19th day of April, in the year 1994, by me, WILLIAM DOUGLAS WHITE, Trustee, acting solely in capacity as said Trustee.

W I T N E S S E T H:

WHEREAS by appointment by the United States Trustee in the case of James F. McGuire and Marlene C. McGuire, Nos. 90-00141 and 90-00142, a Chapter 7 bankruptcy proceeding, I, the said WILLIAM DOUGLAS WHITE, was appointed Trustee with power to sell, subject to prior court approval, the land hereinafter described, and have sold the same to DARRELL PAYMASTER and said sale has been ratified by said Court by Order dated March 24, 1994 authorizing the sale of said property free and clear of liens, a copy of which is attached hereto as Exhibit "A", and DARRELL PAYMASTER has fully paid the purchase money due on said sale.

NOW, THEREFORE, in consideration of the premises and receipt of consideration in the amount of TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) I, the said, WILLIAM DOUGLAS WHITE, Trustee, acting solely as said Trustee, do hereby grant, release and forever quitclaim unto DARRELL PAYMASTER all my right and title as said Trustee in and to the land, together with the rights, privileges and appurtenances to the same belonging, situate at 5341 Kent Avenue, Hammond, Indiana 46320, with the legal description of "Michigan Avenue Addition, Lot 5, Block 1, South 35 Feet."

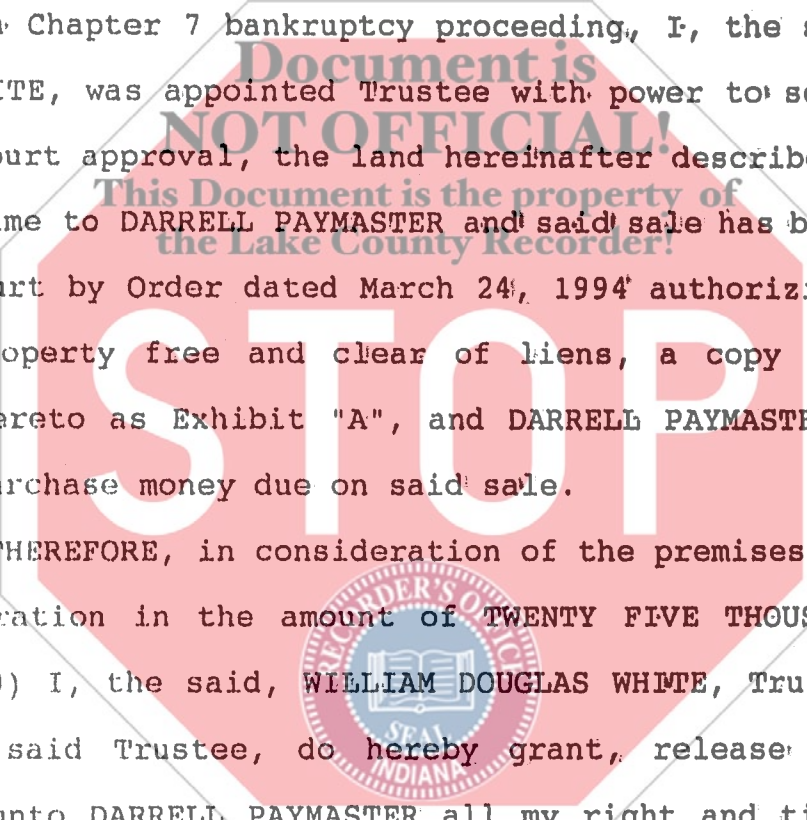
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER:

APR 26 1994

Anna N. Ratoos
AUDITOR LAKE COUNTY

01549

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RECORDED
APR 26 10 00 AM '94

STATE OF INDIANA
LAKE COUNTY

RETURN TO:
FIRST AMERICAN TITLE INS. CO.
5265 COMMERCE DR. SUITE 1
CROWN POINT, IN 46307

IN WITNESS WHEREOF, WILLIAM DOUGLAS WHITE, Trustee in
Bankruptcy for James and Marlene McGuirl has executed this
Trustee's Deed on the day and year hereinbefore written.

WITNESS:

Serena Ch

SELLER:

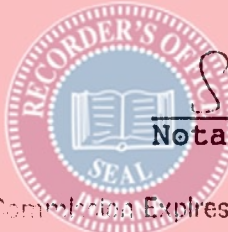
William Douglas White, Trustee

DISTRICT OF COLUMBIA

Document is
NOT OFFICIAL!

I, Serena Ch, a Notary Public in and for the
District of Columbia, do hereby certify that WILLIAM DOUGLAS WHITE,
personally well known to me (or satisfactorily proven) to be the
person who executed the foregoing instrument bearing date on the
1st day of April, 1994, personally appeared before me in
the said District and acknowledged said instrument to be his act
and deed, and that he executed said instrument for the purposes
therein contained.

WITNESS my hand and official seal this 1st day of April,
1994:



Serena Ch
Notary Public

My Commission Expires: My Commission Expires May 14, 1998

RETURN TO:
FIRST AMERICAN TITLE INS. CO.
5205 COMMERCE DR. SUITE 1
CROWN POINT, IN 46001

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF COLUMBIA

FILED AND ENTERED

MAR 24 1994

IN RE

JAMES F. MCGUIRL
MARLENE C. MCGUIRL

Debtors.

Martin L. Bloom, Clerk
Case Nos. 90-00142
U.S. Bankruptcy Court for D.C.
90-00142

(Joint Admin.);
(Chapter 7)

FILED

ORDER AUTHORIZING SALE OF PROPERTY AT
5341 and 5335 KENT AVENUE, HAMMOND, INDIANA
FREE AND CLEAR OF LIENS

APR 26 1994

Anna N. Anton

Upon consideration of the Motion to Sell Property
Clear of Liens filed by William Douglas White, Trustee for the
estate of James and Marlene McGuirl, and the Court having
determined that the requirements of 11 U.S.C. §363(f) and
Bankruptcy Rule 2002 have been met and are good and sufficient to
convey title, it is this 24th day of March, 1994 hereby

ORDERED, that the Motion is granted and the Trustee is
authorized to sell free and clear of liens the property at 5341
Kent Avenue, Hammond, Indiana, also known as "Michigan Avenue
Addition, Lot 5, Block 1 S 35'," to Darrell Paymaster for \$25,000
and 5335 Kent Avenue, Hammond, Indiana, also known as "Michigan
Avenue Addition, Lot 2 and 3, Block 1," to Billy and Barbara Fowler
for \$25,000; and it is further

ORDERED, that the Trustee be and hereby is authorized without
further application to the Court and in a manner consistent with
this Order to disburse and pay out of the proceeds of sale the

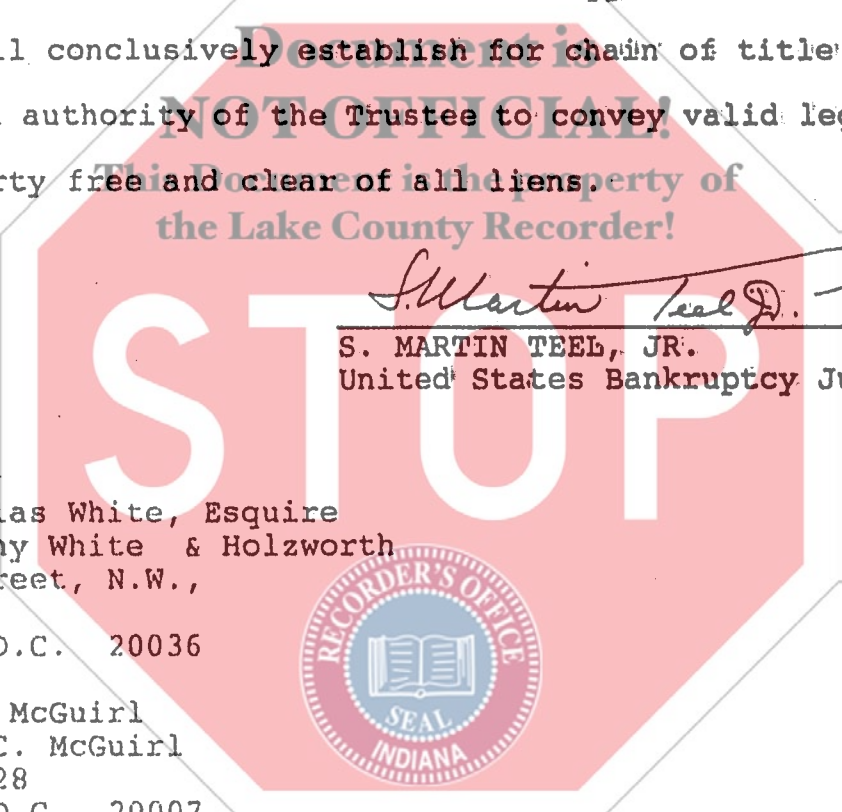
01550

EXHIBIT
A

reasonable and necessary settlement expenses, real estate taxes, the realtor's commission on the 5341 Kent Avenue property and any liens on the subject property according to their order of priority; and it is further

ORDERED, that this Order shall constitute the settlement agent's authority to disburse from the proceeds of sale on behalf of the Trustee as provided herein; and it is further

ORDERED, that the recordation of a copy of this Order with the Deed shall conclusively establish for chain of title purposes the right and authority of the Trustee to convey valid legal title to the property free and clear of all liens.


S. Martin Teel Jr.
S. MARTIN TEEL, JR.
United States Bankruptcy Judge

COPIES TO:

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Mr. James F. McGuirl
Mrs. Marlene C. McGuirl
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Nelson Kline, Esquire
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Washington, D.C. 20006

United States Trustee
115 S. Union Street
Plaza Level - Suite 210
Alexandria, Virginia 22314

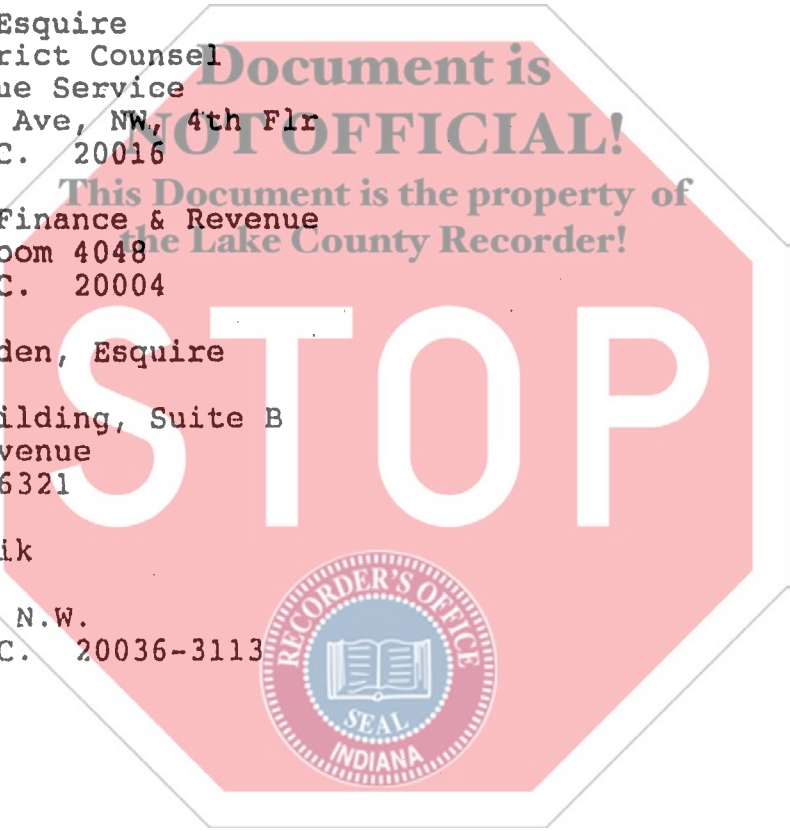
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24 March 94
Pearla Curtis