

696 Lincoln St.
Hobart 46342
→

94087003

94 DEC 28 AM 10:03

CORPORATE WARRANTY DEED
SAMUEL ORLICH
RECORDER

THIS INDENTURE WITNESSETH, that FLAHARTY CUSTOMER BUILDERS, INC., an Indiana Corporation of Lake County in the State of Indiana, a/k/a FLAHARTY CUSTOM BUILDERS, INC., an Indiana Corporation, and M & B, LLC, an Indiana limited liability company of Lake County in the State of Indiana, ("Grantor"), CONVEYS AND WARRANTS to MARLENE E. LEPYESH, for valuable consideration, receipt of which is hereby acknowledged, the following described real estate:

Lot 13, Southpointe Estates, Unit No. 2, as shown in Plat Book 76, page 92, Lake County, Indiana. More commonly known as 979 Port Circle, Hobart, Indiana 46342.

Key # 17-306-8
Unit 27

subject, however, to the following:

1. accrued but unpaid real estate taxes;
2. any and all covenants, conditions, restrictions, easements, or claim of easements of record;
3. applicable building codes and zoning ordinances; and
4. any possible municipal assessments.

The undersigned represents and certifies that he is a duly elected officer of the Grantor, that he has been duly authorized and empowered by the Grantor to execute this deed in the name of and on behalf of the Grantor, and that no Indiana gross income tax is now due and/or payable as a result of this conveyance.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on the 23rd day of December, 1994.

FLAHARTY CUSTOMER BUILDERS, INC.
a/k/a FLAHARTY CUSTOM BUILDERS,
INC., an Indiana corporation

M & B, LLC,
an Indiana limited
liability corporation

Connie L. Flaharty
Connie L. Flaharty, President

Steven W. Handlon
Steven W. Handlon, Manager

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

DEC 28 1994

Anna N. Antos
AUDITOR LAKE COUNTY

001534

12.02

STATE OF INDIANA)
)SS:
COUNTY OF PORTER)

Before me, a Notary Public, in and for said County and State personally appeared Steven W. Handlon, Manager of M & B, LLC who acknowledged the execution of the foregoing Corporate Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true this 23rd day of December, 1994.



MY COMMISSION EXPIRES:
4/29/95

Linda S. Martin
Linda S. Martin, Notary Public
Resident County: Porter

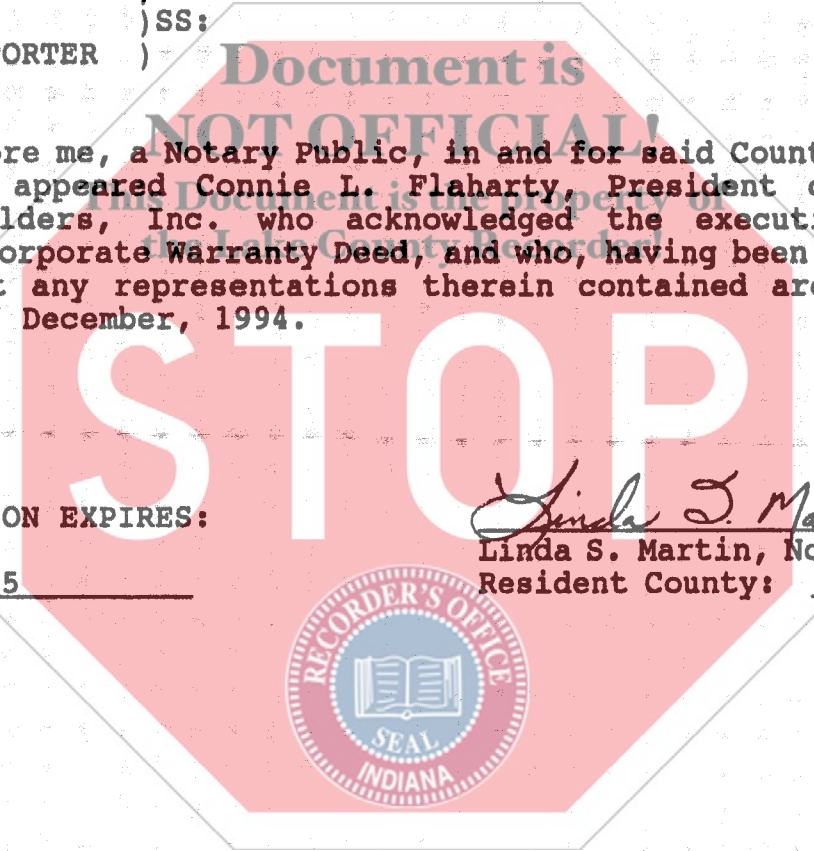
STATE OF INDIANA)
)SS:
COUNTY OF PORTER)

Before me, a Notary Public, in and for said County and State personally appeared Connie L. Flaharty, President of Flaharty Custom Builders, Inc. who acknowledged the execution of the foregoing Corporate Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true this 23rd day of December, 1994.



MY COMMISSION EXPIRES:
4/29/95

Linda S. Martin
Linda S. Martin, Notary Public
Resident County: Porter



THIS INSTRUMENT PREPARED BY:

Steven W. Handlon
HANDLON & HANDLON
3207 Willowcreek Road, Ste A
Portage, IN 46368
(219) 763-7413

Send tax statements and
return after recording to:

Marlene E. Lepyesh
979 Port Circle
Hobart, IN 46342