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MAIL TAX BILLS TO:  
2302 Barbara Jean Drive  
Scherville, IN 46375

**CORPORATE WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT the SOBCZAK BUILDERS, INC., an Indiana corporation (hereinafter the "Grantor"), CONVEYS AND WARRANTS to DANICA VAVAN (hereinafter the "Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:**

Part of Lot 1 in Deerpath Townhomes, in the Town of Scherville, as per plat thereof, recorded in Plat Book 65 page 48, in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the Northwest corner of said Lot 1; thence South 00 degrees 00 minutes 00 seconds West, along the West line of said Lot 1, a distance of 56.57 feet to the point of beginning; thence South 89 degrees 14 minutes 10 seconds East, a distance of 117.01 feet to a point on the East line of said Lot 1; thence South 00 degrees 00 minutes 00 seconds East, along the East line of said Lot 1, a distance of 46.12 feet to the Southeast corner of said Lot 1; thence North 90 degrees 00 minutes 00 seconds West, along the South line of said Lot 1, a distance of 117.00 feet to the Southwest corner of said Lot 1; thence North 00 degrees 00 minutes 00 seconds East, along the West line of said Lot 1, a distance of 47.69 feet to the point of beginning.

Commonly known as 2302 Barbara Jean Drive, Scherville, Indiana

Tax Key No.: 13-458-1

Tax Unit No.: 20

**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Taxes for 1994 payable in 1995 and for all years thereafter.
2. Unpaid sewage and water charges, if any.
3. Building line 30 feet back from Barbara Jean Drive as indicated on the recorded plat of subdivision.
4. Covenants, conditions and restrictions and front and side yard building set-back lines contained in the recorded plat of subdivision.
5. Grant of easement on the recorded plat of subdivision.
6. No access to Austin Avenue as indicated by broken lines on the recorded plat of subdivision.
7. Utilities easement as indicated by broken lines on the recorded plat of subdivision, affecting the West 15 feet and the East 10 feet of the real estate.

MARGARETTE N. CLEVELAND  
LAKE COUNTY RECORDER  
95005503  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
95 FEB - 1 AM 8:57

FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

JAN 31 1995

SAM CRlich  
AUDITOR LAKE COUNTY

001321  
9.00  
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- 8. The Declaration Establishing Party Wall And Creating Protective And Restrictive Covenants And Easements executed and recorded by Sobczak Builders, Inc.
- 9. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned is a duly elected officer of Grantor and has been fully empowered by proper resolution of Grantor to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described; that all necessary corporate action for the making of this conveyance has been duly taken; and that **THERE IS NO INDIANA GROSS INCOME TAX DUE AT THIS TIME AS A RESULT OF THIS CONVEYANCE.**

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 27th day of January, 1995.

**Document is NOT OFFICIAL!**

SOBCZAK BUILDERS, INC., an Indiana corporation

This Document is the property of the Lake County Recorder

By: Ronald M. Sobczak  
Ronald M. Sobczak, President

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RONALD M. SOBCZAK, the President of SOBCZAK BUILDERS, INC., who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 27th day of January, 1995.

Linda S. Wood  
Notary Public

Printed Name: LINDA S. WOOD

My Commission Expires:  
10-17-98

County of Residence:  
LAKE

This Instrument prepared by Glenn R. Patterson, Esq., Singleton, Crist, Patterson & Austgen, Suite 200, 9245 Calumet Avenue, Munster, Indiana 46321