

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS, AND INSERTION OF SPECIAL CLAUSES, MAY CONSTITUTE THE PRACTICE OF LAW WHICH SHOULD ONLY BE DONE BY A LAWYER.

Mail tax bills to:
230 GRANT STREET
LOWELL, IN 46356

WARRANTY DEED

THIS INDENTURE WITNESSETH, That DANIEL A. SONS AND SANDRA F. SONS

("Grantor") of LAKE County in the State of INDIANA
CONVEYS AND WARRANTS TO ARTURO GARCIA AND ALYSIA DAWN LEWIS

of LAKE County in the State of INDIANA
in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

PART OF THE NORTHEAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF GRANT STREET, WHICH IS 73 FEET NORTHERLY OF THE NORTH LINE OF MAIN ST.: THENCE NORTHERLY ALONG THE EAST LINE OF GRANT STREET, 190.03 FEET TO A POINT WHERE THE EAST LINE OF GRANT ST. INTERSECTS THE WEST LINE OF THE LOWELL MILL PROPERTY: THENCE NORTHEASTERLY ALONG THE WEST LINE OF THE LOWELL MILL PROPERTY, 67.10 FEET TO CORNER NO. 31 ON THE SURVEY MADE NOVEMBER 9, 1904 BY WILLIAM F. BRIDGE, SURVEYOR OF LAKE COUNTY, INDIANA AND RECORDED IN PLAT BOOK 4, PAGE 84 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA: THENCE SOUTH 64 DEGREES 9 MINUTES EAST 67.40 FEET TO THE CENTERLINE OF CEDAR CREEK: THENCE IN A SOUTHERLY DIRECTION ALONG THE CENTERLINE OF CEDAR CREEK 270 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DORA LLOYD BY A DEED RECORDED IN DEED RECORDED 513, PAGE 193, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA: THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID TRACT 90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

KEY NO. 4-3-19
COMMONLY KNOWN AS: 230 GRANT STREET
LOWELL, INDIANA 46356

SUBJECT TO SPECIAL ASSESSMENTS, PAST AND CURRENT YEAR REAL ESTATE TAXES TOGETHER WITH DELINQUENCY AND PENALTY, IF ANY, AND ALL REAL ESTATE TAXES DUE AND PAYABLE THEREAFTER, SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 7th day of July, 1995.

Daniel A. Sons
(Signature) DANIEL A. SONS
(Printed Name)

Sandra F. Sons
(Signature) SANDRA F. SONS
(Printed Name)

(Signature)

(Printed Name)

(Signature)

(Printed Name)

STATE OF INDIANA
COUNTY OF Lake SS:



(Printed Name) FOR TAXATION SUBJECT TO
SPECIAL ACCEPTANCE FOR TRANSFER.

(Signature)

(Printed Name)

SAM ORLICH
AUDITOR LAKE COUNTY

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
95 SEP - 6 AM 10:16
RECORDER

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of July, 1995, personally appeared: DANIEL A. SONS AND SANDRA F. SONS

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: 6/30/96 Signature Timothy L. McColly

Resident of Lake County Printed Timothy L. McColly, Notary Public

STATE OF _____
COUNTY OF _____ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 199 _____, personally appeared:

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: _____ Signature _____

Resident of _____ County Printed _____, Notary Public

This instrument prepared by PATRICK J. MCMANAMA P.C. Attorney at Law
Attorney Identification No. 9534-45

MAIL TO:

000131

COMMUNITY TITLE COMPANY
FILE NO. 7/10/95

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