

LTIC 60330

WARRANTY DEED

[Handwritten mark]

THIS INDENTURE WITNESSETH, That **GARY I. GOLDBERG**, an adult male, of Lake County and State of Indiana, CONVEYS and WARRANTS to **BEACH POINT PARTNERS, LTD.**, an Indiana Subchapter S Corporation, for sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described REAL ESTATE, situated in Lake County, in the State of Indiana, to-wit:

Parcel 1: Lots 1 and 2, Block 5, Young's Highlands, City of Gary, as shown in Plat Book 15, page 15, Lake County, Indiana.

Parcel 2: Lots 1 to 4, both inclusive, Block 1, Resubdivision of Young's Woodlands, City of Gary, as shown in Plat Book 21, Page 12, Lake County, Indiana.

RECITAL: Taxes for the year 1994 payable in 1995 and the responsibility of the grantor with taxes for the year 1995 payable in 1996 prorated between Grantor and Grantees to the date of closing. Taxes on the subject real estate for 1996 payable in 1997 and thereafter are the responsibility of the Grantees.

RECITAL: The above described real estate is subject to an easement granted to Gary-Hobart Water Corporation as set forth in Instrument No. 93075121 recorded in the records of the Lake County Recorder's Office.

RECITAL: The above described real estate is also subject to any easements or claims to right of easements by public or private utility companies in and to that part of the insured property previously dedicated as a street and subsequently vacated by resolution.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as:

1023 North Shelby Street, Gary, Indiana

Key# 25-47-390-2

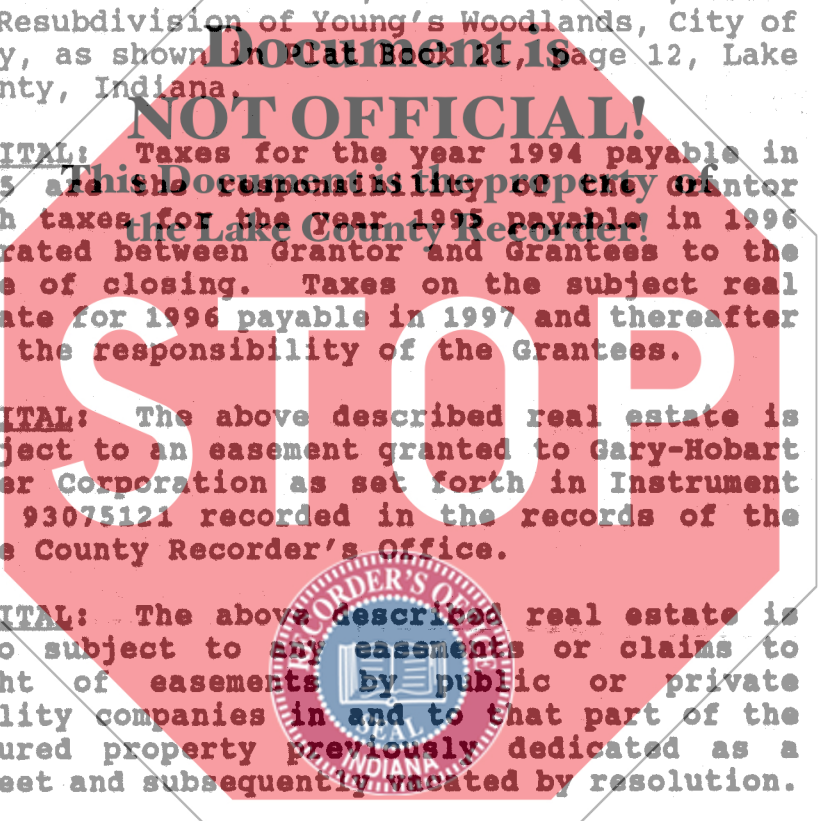
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 5 1995

1 SAM ORLICH
AUDITOR LAKE COUNTY

000202

1200



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95 SEP -6 AM 10:25

MARKED FOR RECORDING

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDING

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal this 29th day of August, 1995.

Gary I. Goldberg by Leonard Pryweller

Gary I. Goldberg by Leonard Pryweller, his true and lawful attorney pursuant to a Power of Attorney from Gary I. Goldberg to Leonard Pryweller dated August 23, 1995

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GARY I. GOLDBERG by and through his true and lawful attorney, Leonard Pryweller, and acknowledged the execution of the annexed Deed to be his voluntary act and deed.

WITNESS my hand and Notarial Seal this 29th day of August, 1995.

My Commission Expires:

12/08/95

Jacalyn L. Smith

Jacalyn L. Smith
Notary Public residing in
Lake County, IN

Return deed to: Beach Pointe PARTNERS, LTD
398 W. 804th Place Merrittville, IN 46410

Send tax bills to: BEACH POINTE PARTNERS, LTD
398 W. 804th Place Merrittville, IN 46410

This Deed prepared by:
Russell D. Millbranth, Esq.
MILLBRANTH & BUSH
Attorneys and Counsellors at Law
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