

WARRANTY DEED

Mail tax bills to:

Melissa A. Baldwin and Shawn C. Thomas
1350 Cozy Lane
Dyer, Indiana 46311

HOLD FOR FIRST AMERICAN TITLE

THIS INDENTURE WITNESSETH, That RICHARD N. STEMPF and DEBRA J. STEMPF, HUSBAND AND WIFE

('Grantor(s)') of Lake County in the State of Indiana,

CONVEYS AND WARRANTS TO MELISSA A. BALDWIN and SHAWN C. THOMAS, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

of Lake County in the State of Indiana for and in consideration of \$ 10.00 (ten) dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

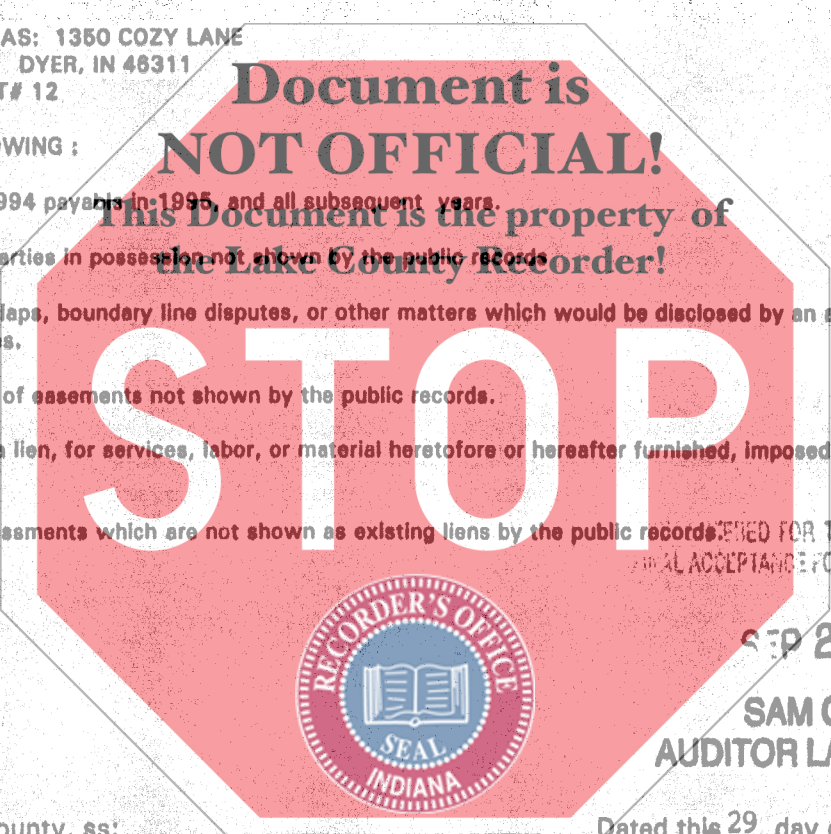
LOT 47 IN SHEFFIELD ESTATES 2ND ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 85, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 1350 COZY LANE
DYER, IN 46311

KEY NO. 14-167-19 UNIT# 12

SUBJECT TO THE FOLLOWING :

- (a) Taxes for the year 1994 payable in 1995, and all subsequent years.
- (b) Rights or claims of parties in possession not shown by the public records.
- (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- (d) Easements or claims of easements not shown by the public records.
- (e) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (f) Taxes or special assessments which are not shown as existing liens by the public records.



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95 SEP 27 AM 10:03

SEP 27 1995
SAM ORLICH
AUDITOR LAKE COUNTY

STATE OF INDIANA
LAKE COUNTY

State of Indiana, Lake County, ss:

Dated this 29 day of August, 1995

Before me, the undersigned, a Notary Public in and for said County and State, this day 29 of August, 1995 personally appeared:

RICHARD N. STEMPF and DEBRA J. STEMPF, HUSBAND AND WIFE

Richard N. Stempf
RICHARD N. STEMPF Seal

Debra J. Stempf
DEBRA J. STEMPF Seal

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 July 11, 1997

Beth A. Kolbert
Beth A. Kolbert, Notary Public
Resident of Lake County.

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10.00 ja