STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

484687 LD

KEY NO. 14-254-7

Mail tax bills to:
1548 Rokosz Lane
Dyer, Indiana 46311

96008388

96 FEB -7 AM 10: 25

MARGARETTE CLEVELAND
RECORDER

Chicago Title Insurance Company

WARRANTY DEED

THIS INDENTURE WITNESSETH, That MICHAEL POE BUILDERS, LLC, an Indiana Limited Liability Company, of Lake County in the State of Indiana, ("Grantor"), CONVEYS and WARRANTS to DAVID G. CAPES and ROSEMARIE CAPES, husband and wife, of Lake County in the State of Indiana, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana, to-wit:

The North 44.75 feet of Lot 7, Wildflower Estates, an Addition to the Town of Dyer, as shown in Plat Book 78, page 68, in Lake County, Indiana, commonly described as 1548 Rokosz Lane, Dyer, Indiana.

Grantor hereby certifies that this conveyance is not subject to Indiana Gross Income Tax.

This conveyance is subject to easements, covenants, rights of way, reservations, exceptions, encroachments, building lines, party wall agreements, grants, and restrictions of record; and real estate taxes for the year 1995 payable in 1996 together with all years subsequent thereto.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of Michael Poe Builders, LLC, and has been fully empowered by proper resolution to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

Dated this 2nd day of February, 1996.

MICHAEL POE BUILDERS, LLC

By: Michael L. Poe

MICHAEL L. POE, Member

TRANSFER NOT SUBJECT TO
ACCEPTANCE FOR TRANSFER

FEB 6 1996

SAM ORLICH
AUDITOR LAKE COUNTY

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael L. Poe, Member of Michael Poe Builders, LLC, who acknowledged the execution of the foregoing Deed, for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 2nd day of February, 1996.

Melinda L Valentine

Melinda L. Valentine, Notary Public
Resident of Lake County, Indiana

My Commission Expires:

June 26, 1998

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This Instrument Prepared By: Jason L. Horn, Attorney at Law
9337 Calumet Avenue, Munster, IN 46321