

199187

Tax bills to: 7721 Pershing Court, Schererville, Indiana 46375

### CORPORATE WARRANTY DEED

**THIS INDENTURE WITNESSETH, That HAWK DEVELOPMENT CORP., a corporation duly organized and existing under the laws of the State of INDIANA, located in LAKE COUNTY, in the State of INDIANA, Convey and Warrant to:**

**SCOTT A. GARRARD AND SUSAN R. GARRARD, HUSBAND AND WIFE** of LAKE COUNTY, in the State of INDIANA, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described **REAL ESTATE** in LAKE COUNTY, in the State of INDIANA, to wit:

**LOT 56 IN FOX RUN ESTATES, UNIT 1, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 31 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

**COMMONLY KNOWN AS: 7721 PERSHING COURT, SCHERERVILLE, IN 46375**

13-602-56

**THIS DEED TAKEN SUBJECT TO:**

1. The terms, covenants, conditions, restrictions, and limitations of any instrument of record affecting the use or occupancy of said real estate;
2. Roads and highways, streets and alleys;
3. Limitation by fences and/or other established boundary lines;
4. Easements, if any, for established ditches and/or drains;
5. Special assessments, if any, and real estate taxes for the year 1996 payable in 1997 and thereafter;
6. Zoning, building, and subdivision control ordinances and amendments thereto;

Grantor being duly sworn states that this is a subchapter "S" corporation and there is no Indiana Gross Income Tax due or owing on the conveyance.

**IN WITNESS WHEREOF, The said HAWK DEVELOPMENT CORP. has caused this Deed to be executed by J. W. HAWK, its President, and attested by J. W. HAWK, its Secretary, and its corporate seal to be hereunto affixed.**

**DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.**

MARGARET E. CLEVELAND  
RECORDER

96 FEB 20 AM 10:13

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

(SEAL) FEB 16 1996 this 13<sup>TH</sup> day of FEBRUARY 1996

ATTEST: J.W. HAWK Auditor LAKE COUNTY  
J.W. HAWK Secretary  
J.W. HAWK President  
HAWK DEVELOPMENT CORP.

**STATE OF INDIANA, Lake County, ss:**  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **J. W. HAWK, President and J. W. HAWK, Secretary** to me known to be such President and Secretary of said Corporation and acknowledged the execution of the foregoing Deed for and on behalf of said Corporation and by its authority.

**WITNESS**, my hand and Notarial seal this 13<sup>TH</sup> day of February 1996

My commission expires APRIL 3, 1998.  
COUNTY OF RESIDENCE: LAKE COUNTY  
This instrument prepared by: J. W. HAWK  
JACK A. SLAGER Notary Public

10.00  
TK  
SR

000836

TICOR TITLE INSURANCE  
106 Crown Point, Indiana