

# WARRANTY DEED

Mail tax bills to:

Kenneth C. Menefee  
12 Sunset  
Merrillville, Indiana 46410

**THIS INDENTURE WITNESSETH, That JEFFREY R. WELLS and SUSAN K. HOFFERBER, As Joint Tenants With Full Rights of Survivorship and Not As Tenants in Common,**

*('Grantor[s]')* of Lake County in the State of Indiana,  
**CONVEYS AND WARRANTS TO KENNETH C. MENELEE,**

*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 150 in Fifield's Forest Hills Addition, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 25 Page 3, as amended by Certificate of Correction recorded February 26, 1941 in Miscellaneous Record 326 Page 526, in the Office of the Recorder of Lake County, Indiana.

COMMONLY KNOWN AS: 12 SUNSET  
MERRILLVILLE, IN 46410

KEY NO. 15-174-20 Unit# 8

SUBJECT TO THE FOLLOWING :

- (a) Taxes for the year 1995 payable in 1996, 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.

HOLD FOR FIRST AMERICAN TITLE

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

MADE FOR THE DEED AND  
RECORDER

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this day 26 of February, 1996 personally appeared:

N/K/A SUSAN K. WELLS  
JEFFREY R. WELLS and SUSAN K. HOFFERBER, As Joint  
Tenants With Full Rights of Survivorship and Not As  
Tenants in Common,

Dated this 26 day of February, 1996

*Jeffrey R. Wells* Seal

JEFFREY R. WELLS

*Susan K. Hofferber*

SUSAN K. HOFFERBER  
N/K/A SUSAN K. WELLS 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.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

FEB 28 1996

SAM ORLICH

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