

WARRANTY DEED

Mail tax bills to:

Steven S. Brown and Buena Y. Brown
736 Forest Avenue
Griffith, Indiana 46319

HOLD FOR FIRST AMERICAN TITLE

THIS INDENTURE WITNESSETH, That ANTHONY G. BIEDA and REBECCA J. BIEDA, HUSBAND AND WIFE ('Grantor[s]') of Lake County in the State of Indiana, CONVEYS AND WARRANTS TO STEVEN S. BROWN and BUENA Y. BROWN, HUSBAND AND WIFE

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 described Real Estate in Lake County in the State of Indiana, to wit:

LOT 34, BLOCK 3, WOODLAND ESTATES, 5TH ADDITION TO THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 64, PAGE 57.

COMMONLY KNOWN AS: 736 FOREST AVENUE
GRIFFITH, IN 46319

KEY NO. 26-444-34 UNIT# 15

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.

NEW EXEMPT TAXATION SUBJECT TO
10% BUCK PRICE FOR TRANSFER.

FEB 29 1996

SAM ORLICH
CLERK LAKE COUNTY

MARGARET E. O'NEILL
RECORDER

96013300

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

FEB 29 AM 11:18

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this day 28th of February, 1996 personally appeared:

ANTHONY G. BIEDA and REBECCA J. BIEDA, HUSBAND AND WIFE

Dated this 28th day of February, 1996

Anthony G. Bieda

ANTHONY G. BIEDA

Rebecca J. Bieda

REBECCA J. BIEDA

Seal

Seal

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 May 16, 1997

Corina Castel Ramos, Notary Public
Resident of Lake County.

001578

10.00
Seal
Ja
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