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CENTRAL TITLE COMPANY
FILE NO. L12167

SPECIAL WARRANTY DEED

NOTARIAL PUBLIC
RECORDS

THIS INDENTURE is made as of this 28th day of March, 1996, by and between **NORTHERN INDIANA PUBLIC SERVICE COMPANY**, an Indiana corporation ("Grantor") and Robert C. Turner and Patricia M. Turner, husband and wife, as tenants by the entirety ("Grantee").

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, by these presents, does hereby convey unto Grantee, all right, title and interest of Grantor in and to the parcel of real estate ("Real Estate") legally described on Exhibit A attached hereto which is situated in Lake County, Indiana, together with all and singular hereditaments and appurtenances thereunto belonging, or in any way thereto appertaining, and any reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, claim or demand whatsoever, of Grantor, either at law or in equity, in and to the Real Estate, and in and to such hereditaments and appurtenances,

TO HAVE AND TO HOLD the Real Estate unto Grantee **FOREVER**, subject, however, to

- (i) the exceptions to title set forth on Exhibit B attached hereto
- (ii) all of the other terms, provisions, covenants and agreements set forth in this Indenture;

AND GRANTOR, for itself and its successors, does hereby covenant, promise and agree to and with Grantee, and Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Real Estate is or may be in any manner encumbered or charged, except as provided in this Indenture, and Grantor **SPECIALLY WARRANTS** to Grantee that Grantor will defend Grantee's title to the Real Estate against

This Instrument was prepared by:

Richard M. Schumacher
Northern Indiana Public Service Company
801 East 86th Avenue
Merrillville, Indiana 46410

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

APR 8 1996

SAM ORLICH
AUDITOR LAKE COUNTY 000445

1800
5/1
[Signature]

all persons lawfully claiming title to or any interest in the Real Estate by, through or under Grantor, subject to each and all of the exceptions, covenants and other matters provided for in this Indenture;

Grantor certifies that no Indiana gross income tax is due and payable at this time.

IN WITNESS WHEREOF, Grantor has executed this Indenture as of this 28th day of March, 1996.

NORTHERN INDIANA PUBLIC
SERVICE COMPANY, an Indiana
corporation

By: 

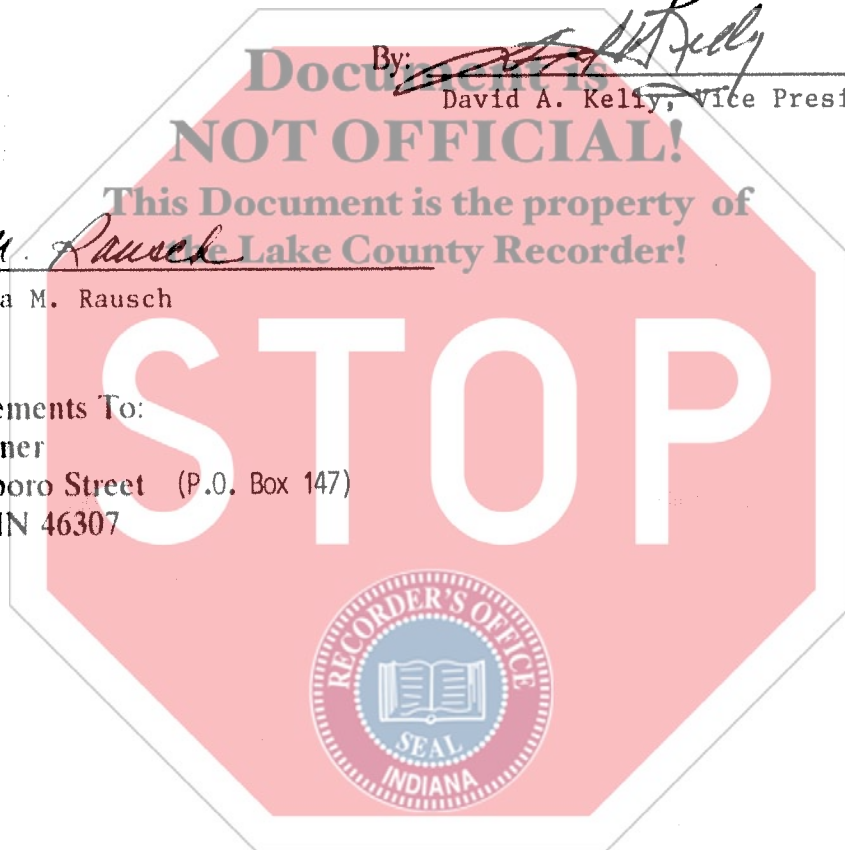
David A. Kelly, Vice President

ATTEST:



Secretary, Nina M. Rausch

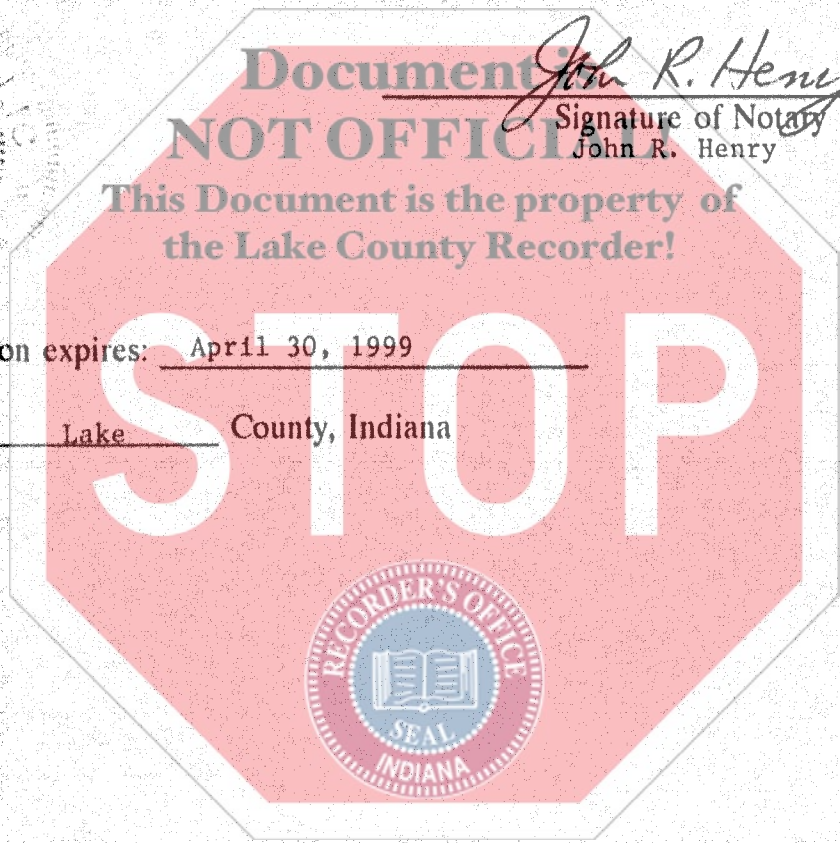
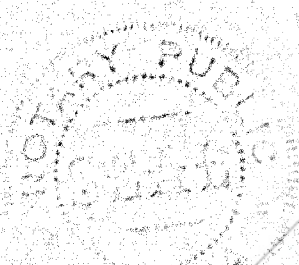
Mail Tax Statements To:
Robert C. Turner
339 W. Goldsboro Street (P.O. Box 147)
Crown Point, IN 46307



ACKNOWLEDGMENT

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

This Indenture was acknowledged before me on March 28, 1996 by David A. Kelly, the Vice President of **NORTHERN INDIANA PUBLIC SERVICE COMPANY**, an Indiana corporation, and by Nina M. Rausch, the Secretary of said corporation.



SEAL:

My Commission expires: April 30, 1999

Resident of Lake County, Indiana

**EXHIBIT A
Legal Description**

Part of the Northwest 1/4 of Section 5, Township 34 North, Range 8 West of the 2nd P.M., in Lake County, Indiana, described as:

Beginning at a point on the South line of the said NW 1/4 and 401.44 feet West of the Southeast corner thereof, thence North 89 degrees 20 minutes 40 seconds West along the South line of said NW 1/4 of said Section 5 a distance of 190.00 feet; thence North 00 degrees 00 minutes 00 seconds West parallel to the East line of the NW 1/4 of said Section 5 a distance of 193.31 feet more or less to the Southwesterly right-of-way of the PCC and St. Louis R.R.; thence Southeasterly along said right-of-way 272.76 feet more or less to the point of beginning.



EXHIBIT B
Permitted Exceptions

1. All exceptions noted in Stewart Title Guaranty Company Commitment No. 00012167 dated March 14, 1996, Schedule B.
2. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any other matters not shown by the public records which would be disclosed by an accurate survey and inspection of the land described in Exhibit A.
3. Easements, or claims of easements, not shown by the public records.
4. 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.
5. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
6. Indenture of Mortgage to Harris Trust and Savings Bank, Trustee, and F. O. Mann, Co-Trustee, dated July 1, 1954 and recorded in the Office of the Recorder of Lake County, Indiana, in Mortgage Record 1033, page 426, document No. 7864000; which Indenture Grantor will cause to be released within 60 days following delivery of this Deed.
7. Taxes for the year 1995 and subsequent years.
8. Possible easements for drainage ditches or tile drains.