

# WARRANTY DEED

HOLD FOR FIRST AMERICAN TITLE

Mail tax bills to:

Michael J. McManimen and Barbara J. McManimen  
1523 Capri Lane  
Dyer, Indiana 46311

THIS INDENTURE WITNESSETH, That RICK A. FOOR and TRACY L. FOOR, HUSBAND AND WIFE

('Grantor[s]') of Lake County in the State of Indiana,

CONVEYS AND WARRANTS TO MICHAEL J. McMANIMEN and BARBARA J. McMANIMEN, 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:

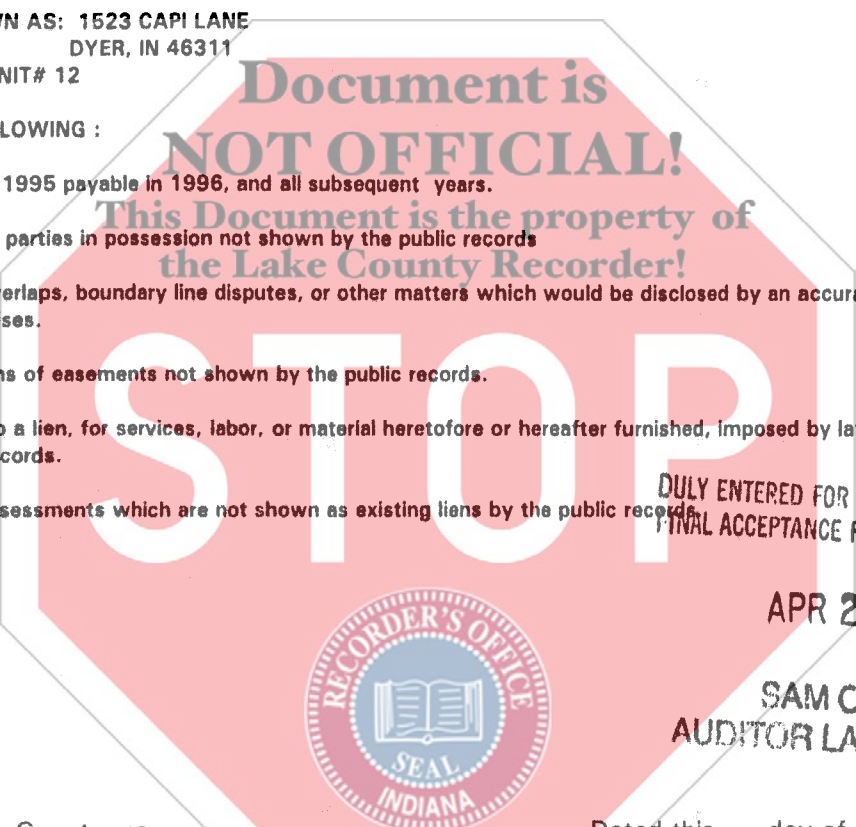
LOT 70, SHEFFIELD ESTATES 3RD ADDITION TO THE TOWN OF DYER, AS SHOWN IN PLAT BOOK 65 PAGE 18, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 1523 CAPI LANE  
DYER, IN 46311

KEY NO. 14-208-12 UNIT# 12

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.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 26 1996

SAM ORLICO  
AUDITOR LAKE COUNTY

20027001  
 \$96027551  
 STATE OF INDIANA  
 LAKE COUNTY  
 FILED FOR RECORD  
 96 APR 25 AM 10:46  
 RECORDER

State of Indiana, Lake County, ss:

Dated this \_\_\_\_\_ day of April, 1996

Before me, the undersigned, a Notary Public in and for said County and State, this day \_\_\_\_\_ of April, 1996 personally appeared:  
\_\_\_\_\_ 19th

RICK A. FOOR and TRACY L. FOOR, HUSBAND AND WIFE

\_\_\_\_\_  
Seal  
RICK A. FOOR

\_\_\_\_\_  
Seal  
Tracy L. Foor

\_\_\_\_\_  
Seal  
TRACY L. FOOR

\_\_\_\_\_  
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.

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