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# CLOSING AFFIDAVIT

STATE OF INDIANA )  
COUNTY OF ~~ALLEN~~ ) SS:  
LAKE

96030499

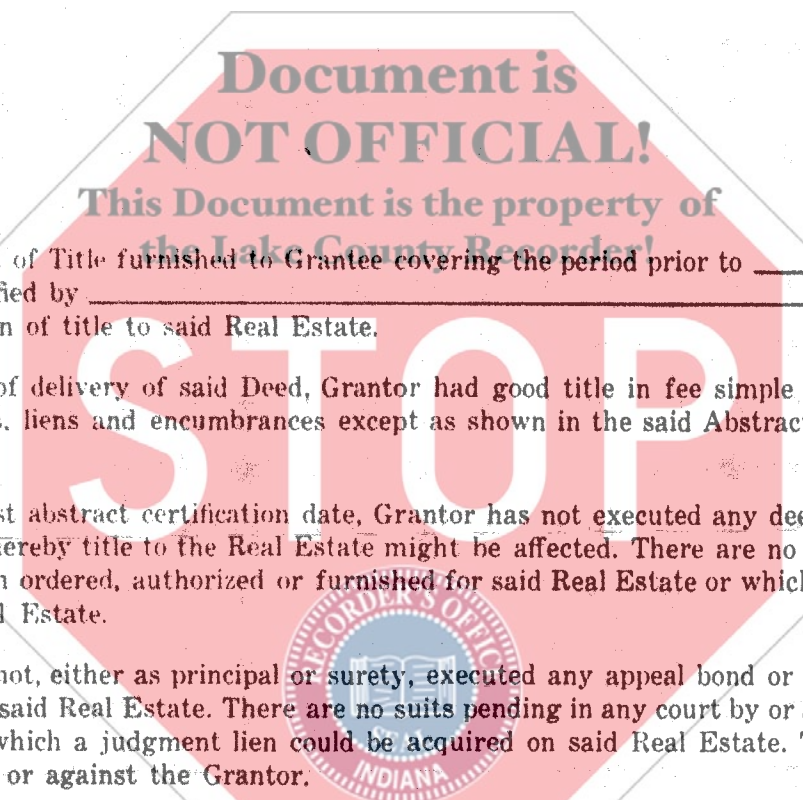
The undersigned James McFarland and Loraine McFarland

(husband and wife) ~~unmarried~~ and over the age of 21 years, (hereinafter called "Grantor") of Lake County in the State of Indiana, being duly sworn according to law, deposes and says:

1. Grantor has this day executed a Deed to Charles Surney and Robert Surney (hereinafter called "Grantee") of Lake County in the State of Indiana, conveying Real Estate located in Lake County, Indiana, which real estate is described as follows:

Lots 1, 2, and 3, Block 11, Broadway Addition to Gary, as shown in Plat Book 6, Page 23, in Lake County, Indiana.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
96 MAY -8 PM 1:39  
MARGARET L. COLEMAN  
RECORDER



2. The Abstract of Title furnished to Grantee covering the period prior to \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., last certified by \_\_\_\_\_ shows the true condition of title to said Real Estate.

3. At the date of delivery of said Deed, Grantor had good title in fee simple to said Real Estate free and clear of all charges, liens and encumbrances except as shown in the said Abstract of Title and also except visible easements.

4. Since said last abstract certification date, Grantor has not executed any deeds, mortgages, contracts or other instruments whereby title to the Real Estate might be affected. There are no unpaid bills for labor or material which has been ordered, authorized or furnished for said Real Estate or which might operate to create a lien against said Real Estate.

5. Grantor has not, either as principal or surety, executed any appeal bond or recognizance which is or might become a lien on said Real Estate. There are no suits pending in any court by or against Grantor affecting said Real Estate or in which a judgment lien could be acquired on said Real Estate. There are no bankruptcy proceedings pending by or against the Grantor.

6. The only persons in possession of and/or claiming the right of possession to said Real Estate other than Grantor are the following: None

7. None of the fixtures or property attached in any way to said Real Estate is subject to any lien or encumbrance or security interest of any kind which would constitute a lien or charge against said Real Estate, fixture or property under the Uniform Commercial Code or otherwise.

8. All of Grantor's immediate grantors and predecessors in title have been in open, notorious, peaceable, visible, continuous, exclusive, uninterrupted, hostile and adverse possession of the above-described Real Estate and every part thereof, under valid claim and color of title to the exclusion of all other persons whomsoever for more than twenty (20) years last past, and have paid all taxes and assessments from time to time due and payable thereon excepting such as have been assumed by the said purchaser of this Real Estate.

9. Grantor further says \_\_\_\_\_

10. Grantor voluntarily makes this affidavit to induce the Grantee to accept the said Deed and to induce mortgagees, heirs, assigns and all others to rely on the statements and representations herein made.

James McFarland  
James McFarland

Loraine McFarland  
Loraine McFarland

Subscribed and sworn to before me, a Notary Public, this 7th day of May, 1996.

My Comm. Exp. \_\_\_\_\_  
TERRY C. GRAY  
NOTARY PUBLIC STATE OF INDIANA  
LAKE COUNTY Notary Public

This Instrument prepared by Terry C. Gray, Attorney at Law.

#5119 900 Va