Mail Tax Bills To: Mr. & Mrs. Marvin Hixon 8937 Grace Street Highland, Indiana 46322 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

KEY NO. 27-12-29

DEC 23 1996

WARRANTY DEEL

THIS INDENTURE WITNESSETH That MARVIN J. HIXON and JUDITH E. HIXON, husband and wife, of Lake County, in the State of Indiana.

CONVEYS AND WARRANTS TO ROBERT J. HIXON, of Lake County, in the State of Indiana, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

An undivided one-third (1/3) interest in and to Lot 9, Block 2, in Hart's Acres 2nd Addition to Highland, as per plat thereof, recorded in Plat Book 23, page 53, in the Office of the Recorder of Lake County, Indiana, except the East 33 feet thereof and except that part described as follows: Commencing at the Southwest corner of said Lot 9 aforesaid; thence Northwesterly along the centerline of Spring Street and Westerly line of said Lot 9 a distance of 70.24 feet; thence East and parallel to the South line of Lot 9 a distance of 215.45 feet; thence South 3 feet; thence East parallel to South line of said Lot 9 a distance of 50 feet; thence North 3 feet; thence East parallel to South line of said hot 9 adistance of 372.89 feet to a point 33 feet West of the East line of said Lot 9; thence South along a line parallel to the East line of said Lot 9 a distance of 68:96 feet to the South line of said Lot 9; thence West along the South line of sald Lot 9 a distance of 625.02 feet to place of beginning, all in the Town of Highland, Lake County, Indiana.

9511 Spring Street; Highland, Indiana 46322 Commonly known as:

This conveyance is made subject to:

1. The terms, covenants, easements, limitations and restrictions contained in an instrument of record affecting the use or occupancy of said real estate; 2. All applicable subdivision, building and zoning laws of the governmental bodies

having jurisdiction of the above described realty.

3. Real Estate taxes for the year 1896, payable in 1997 and subsequent years;

4. Roads and highways, streets and alleys;

5. Limitation by adverse use, fences and/or other established boundary lines;

6. Easements, if any, for established clitches and/or drains.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the 34 day of December, 1996.

MARVIN J. HIXON

JUDITH E. HIXON

STATE OF INDIANA

SS:

COUNTY OF LAKE

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared MARVIN J. HIXON and JUDITH E. HIXON, husband and wife, and acknowledged the execution of the foregoing Warranty Deed.

Witness my hand and Notarial Seal this 234 day of December, 1996.

THIS INSTRUMENT PREPARED BY: John F. Hilbrich, Esq. (#7513-45) HILBRICH, CUNNINGHAM & SCHWERD

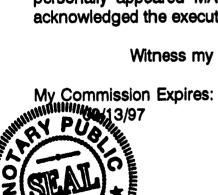
2637 - 45th Street

001473

CA SH

da A. Pavlakis - Notary Public Resident of Lake County

10.00 K.S



A NOTATION OF THE PROPERTY OF