

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. 27-92-29

DEC 23 1996

WARRANTY DEED
AUDITOR LAKE COUNTY

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 Lot 9 a distance 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 said Lot 9 a distance of 625.02 feet to place
of beginning, all in the Town of Highland, Lake County, Indiana.

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96 DEC 23 PM 1:07

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

MARGUERITE OLEF AND
PROORDER

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

This conveyance is made subject to:

1. The terms, covenants, easements, limitations and restrictions contained in any 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 1996, 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 ditches and/or drains.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the 23rd day
of December, 1996.

Marvin J. Hixon
MARVIN J. HIXON

Judith E. 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 23rd day of December, 1996.

My Commission Expires:
12/13/97

Jessica A. Pavlakis
Jessica A. Pavlakis - Notary Public
Resident of Lake County



THIS INSTRUMENT PREPARED BY:
John F. Hilbrich, Esq. (#7513-45)
HILBRICH, CUNNINGHAM & SCHWERD
2637 - 45th Street

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CASH 10.00 N.S