

*George Livarchik*  
424 Broadway  
Chesterton  
46304

# WARRANTY DEED

THIS INDENTURE WITNESSETH, That James K. Sibincic and Lisa C. Turnipseed, a/k/a Lisa C. Sibincic, husband and wife, ("Grantors") of Lake County in the State of Indiana, CONVEYS and WARRANTS to Richard E. Cutter, ("Grantee") of Lake County in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County, Indiana, to-wit:

*295*

### DESCRIPTION:

Lot 16, in Stony Run Estates, Unit One, as per plat thereof, recorded in Plat Book 77 page 4, in the Office of the Recorder of Lake County, Indiana.

*TAX STATEMENT TO:*

*10-117-16085110*  
96085110

COMMONLY KNOWN AS: 12393 Vanderberg Place  
Crown Point, IN 46307

TICOR TITLE INSURANCE  
Crown Point, Indiana

SUBJECT TO: Current taxes and assessments, covenants, conditions, easements, ditches and drains, roadways, rights-of-way, zoning ordinances and all other restrictions of record.

**This Document is the property of the Lake County Recorder.**

This Deed is delivered in full satisfaction of the terms and provisions of a certain Property Settlement Agreement entered as part of a decree of dissolution of marriage rendered October 25, 1996 in Cause No. 45D04-9608-DR-747 of the Lake Superior Court at Gary, Indiana, entitled: In re: The marriage of Lisa C. Sibincic and James K. Sibincic, which provides (among other things) as follows: Parties agree the real estate is to be sold with the net proceeds from the sale to be awarded to the Petitioner however, should the real estate fail to sell or have a contract to purchase by December 31, 1996, Petitioner shall receive Seventy-Five Percent (75%) of the net proceeds upon the sale of the real and Respondent shall receive Twenty-Five percent (25%) of the net proceeds after closing costs, upon the sale of the real estate.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

IN WITNESSETH WHEREOF, the Grantors, James K. Sibincic and Lisa C.

Turnipseed, a/k/a Lisa C. Sibincic, have set their hands and seals, this 18 day of December, 1996.

Signature: *James K. Sibincic*

Signature: *Lisa C. Turnipseed*  
*A/K/A Lisa C. Sibincic*

Printed: James K. Sibincic

Printed: Lisa C. Turnipseed  
a/k/a Lisa C. Sibincic

DULY ENTERED FOR TAXATION  
FINAL ACCEPTANCE FOR TRANSFER.

STATE OF INDIANA  
COUNTY OF PORTER

DEC 26 1996  
) SS: SAM ORLICH  
AUDITOR LAKE COUNTY

Before me, a Notary Public in and for said County and State, personally appeared James K. Sibincic and Lisa C. Turnipseed, a/k/a Lisa C. Sibincic, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 18 day of December, 1996.

My Commission Expires:  
10-17-99

Signature: *George R. Livarchik*  
Printed: George R. Livarchik  
Notary Public  
Residing in Porter County, Indiana

This instrument prepared by:

Attorney George R. Livarchik, 424 Broadway, Chesterton, IN 46304

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10.00 KST