

MAIL TAX BILLS TO:
Tom Thomas
1290 Ripley
Lake Station, IN 46405

TAX I.D. NO.: 20-300-8 UNIT# 13
ADDRESS OF REAL ESTATE:
Lake Street, Lake Station,
Lake County, Indiana

WARRANTY DEED

This Indenture Witnesseth That: Robert J. Pruum

Conveys and Warrants to: Tom Thomas

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County, Indiana, to-wit:

PART OF THE EAST 1/4 FRACTIONAL SECTION 7, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND P.M., IN THE CITY OF LAKE STATION, CALUMET TOWNSHIP, LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 7; THENCE SOUTH 01 DEGREES 07 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 7 A DISTANCE OF 230.13 FEET; THENCE NORTH 86 DEGREES 58 MINUTES 28 SECONDS WEST, 1417.53 FEET TO THE EASTERLY LINE OF A 100 FOOT RIGHT-OF-WAY DEDED TO THE CITY OF LAKE STATION, IN DEED RECORD 1178 PAGE 136; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 985.48 FEET, A LONG CHORD OF NORTH 04 DEGREES 50 MINUTES 17 SECONDS WEST, 200.67 FEET FOR AN ARC DISTANCE OF 201.02 FEET TO THE POINT OF TANGENT; THENCE NORTH 01 DEGREES 00 MINUTES 17 SECONDS EAST, 31.24 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 7; THENCE NORTH 86 DEGREES 58 MINUTES 28 SECONDS WEST, 20.0 FEET TO THE EAST LINE OF LAKE STREET; THENCE NORTH 01 DEGREES 00 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF THE 60 FOOT WIDE DEDICATED LAKE STREET, 238.26 FEET TO THE SOUTH LINE OF A 215 FOOT WIDE NIPSCO RIGHT-OF-WAY AS PER DEED RECORD 1362 PAGE 362; THENCE NORTH 78 DEGREES 37 MINUTES 29 SECONDS EAST ALONG SAID RIGHT-OF-WAY 1491.02 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 53 MINUTES 17 SECONDS WEST, 609.36 FEET MORE OR LESS TO THE POINT OF BEGINNING.

97006706

This conveyance is subject to State, County and City taxes for 1997 payable in 1998 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements; restrictions of record and questions of survey. Grantor expressly limits said Warranties only against the acts of the Grantor and all persons claiming through or under the Grantor.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Dated this 28th day of January, 1997.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

Robert J. Pruum
ROBERT J. PRUIM

97 FEB -4 AM 10: 51
MICHAEL W. CARTER
RECORDER

FEB 4 1997

STATE OF INDIANA)
) SS: SAM ORLICH
COUNTY OF LAKE)
) NOTARY PUBLIC
) LAKE COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of January, 1997, personally appeared ROBERT J. PRUIM, and acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Kim A. Diaz
Notary Public
Resident of Lake County,
State of Indiana
Kim A. Diaz
Printed Signature

My Commission Expires:
2/15/99

1000
DSC

This Instrument prepared by Austgen Reed & Decker, P.C., by David M. Austgen, Attorney, 130 N. Main, Crown Point, IN 46307.

2

HOLD FOR FIRST AMERICAN TITLE

FA18861

000075