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MORRIS W. CARTER
RECORDER

Chicago Title Insurance Company

Mall Tax Bills & Deed To:
Patricia A. Shoaf
528 Pinehurst Lane
Scherverville, Indiana 46375

Tax Key No. 13-621-7

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That THE GREENS OF SCHERWOOD CORPORATION ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to the Gilbert M. Shoaf Revocable Trust dated December 11, 1995 and the Patricia A. Shoaf Revocable Trust dated December 11, 1995, each with an undivided one-half (1/2) interest, of Lake County in the State of Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Scherverville, Lake County, in the State of Indiana:

Being a part of Lot 7 in the Greens of Scherwood, an Addition to the Town of Scherverville, as per plat thereof, Recorded in Plat Book 79, Page 3, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Commence at the Northwest Corner of said Lot 7, said point being the POINT OF BEGINNING; thence S 88°43'16" E, along the North line of said Lot 7, a distance of 48.46 feet; thence S 00°05'11" W, a distance of 137.19 feet; to a point of intersection with a non-tangent curve (said point lies on a southerly line of said lot 7), concave Southeasterly having a radius of 60.0 feet and a central angle of 23°41'34"; thence Southwesterly along the arc of said curve to the left (along the southerly line of said Lot 7), from which the local tangent at the beginning point bears S 58°18'11" W, a distance of 24.81 feet, said arc subtended by a chord which bears S 46°27'24" W, a distance of 24.63 feet to the point of intersection with a non-tangent line; thence N 85°23'24" W, along the aforesaid southerly line, a distance of 30.71 feet to the Southwest Corner of said Lot 7; thence N 00°05'11" E, a distance of 152.77 feet, to the POINT OF BEGINNING.

Commonly known as 528 Pinehurst Lane, Scherverville, Indiana 46375;

SUBJECT TO:

- A. All terms, provisions, conditions, restrictions, rights, privileges, obligations, and easements set forth in Declaration of Covenants, Conditions, Easements and Restrictions of The Greens of Scherwood Townhome Development along with the Articles of Incorporation, By-Laws, and Rules and Regulations of the Greens of Scherwood Townhome Owners Association, Inc., an Indiana Nonprofit Corporation;
- B. Restrictions as to use and enjoyment as to said townhome contained in the aforesaid documents, which townhome shall be used for single family residential use only;
- C. A lien for common expenses, charges or expenses of the Townhome Development, as provided in the aforesaid documents;
- D. Covenants, easements, conditions, rights of way and restrictions of record;
- E. Applicable zoning regulations and ordinances;
- F. All matters shown by an accurate survey of the above-described property; and
- G. Real estate taxes for the year 1997, payable 1998 and thereafter.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FEB 1 - 1997

SAM GRUON
AUDITOR LAKE COUNTY

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Jr

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This transfer is exempt from taxation under Indiana Gross Income Tax Statutes for the reason that the Grantor is a Subchapter S corporation, Federal identification number 35-1944250.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the Grantor has executed this deed, this 12th day of February, 1997.

Document is
NOT OFFICIAL!
THE GREENS OF SCHERWOOD CORPORATION

This Document is the property of
the Lake County Recorder.

BY:

Joseph Leslie
Joseph Leslie, Agent
(Printed Name and Office)

ATTEST:

(Printed Name and Office)

STATE OF INDIANA)

COUNTY OF LAKE)

SS:



Before me, a Notary Public in and for said County and State, personally appeared Joseph Leslie, the agent of THE GREENS OF SCHERWOOD CORPORATION, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been sworn, stated that the representations there contained are true.

Witness my hand and Notary Seal this 12th day of February, 1997.

My commission Expires: 2-28-2000
Resident of Lake County

Signature *Marilynn Leslie*
Printed Marilynn Leslie Notary Public

This instrument prepared by David K. Ranich, Attorney at Law, 720 W. Chicago Ave., Suite 238, East Chicago, Indiana 46312

