

HOLD FOR FIRST AMERICAN TITLE

MAIL TAX BILLS TO:
864 BLUE JAY WAY
DYER, IN 46311

227
FA 19327

97010144

LAKE COUNTY
FILED FOR RECORD

97 FEB 19 AM 10:27

MORRIS W. CARTER
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT JOHN ROSMANITZ BUILDERS, also known as JOHN ROSMANITZ BUILDERS, LLC, an Indiana limited liability company (hereinafter the "Grantor"), CONVEYS AND WARRANTS to RICHARD L. TOWESON and NANCY TOWESON, husband and wife as tenants by the entireties, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 16, except the Westerly 45 feet by parallel lines, in Meadows of Dyer, Phase One A, an Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 80, page 7, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 864 Blue Jay Way, Dyer, Indiana.

Tax Key No.: 14-4-52,53, and 54 Unit #12

Tax Unit No.: 12

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FEB 19 1997

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 1997 payable in 1998 and for all years thereafter.
2. Unpaid sewage and water charges, if any.
3. Building setback line as established by the plat of subdivision, affecting the Southwesterly 30 feet.
4. Easement for public utilities as shown and granted on the recorded plat of subdivision, affecting the Northeasterly 10 feet.
5. Terms and provisions of Declaration Establishing Party Walls And Creating Protective And Restrictive Covenants And Easements For The Meadows Of Dyer (Duplex Lots), recorded June 20, 1996, as Document No. 96041551.
6. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

SAM ORLIOH
AUDITOR LAKE COUNTY

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been fully empowered by proper resolution of all of the members of Grantor to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described; that all necessary action for the making of this conveyance has been duly taken; and that **THERE IS NO INDIANA GROSS INCOME TAX DUE AT THIS TIME AS A RESULT OF THIS CONVEYANCE.**

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 14th day of February, 1997.

JOHN ROSMANITZ BUILDERS, LLC

By: *John Rosmanitz*
John Rosmanitz, Member

STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN ROSMANITZ, Member, the duly authorized member of JOHN ROSMANITZ BUILDERS, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 14th day of February, 1997.

Melissa B. Leach
Notary Public

Printed Name: Melissa B. Leach

My Commission Expires:

11-24-00

County of Residence:

Lake



This Instrument prepared by Glenn R. Patterson, Esq., Singleton, Crist, Patterson & Austgen, Suite 200, 9245 Calumet Avenue, Munster, Indiana 46321