MAIL TAX BILLS TO; William B. Baker & Sandra P. Baker 502 W. 43rd Avenue Gary, IN 46408 TAX I.D. NO.: 46-345-31 UNIT# 25 ADDRESS OF REAL ESTATE: 502 W. 43rd Avenue, Gary, Lake County, Indiana

WARRANTY DEED

This Indenture Witnesseth That: Donna M. Powell

Conveys and Warrants to: William B. Baker and Sandra P. Baker, Husband and Wife

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:

LOT 28, BLOCK 3, PATTERSON AND STOUT'S FIRST SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 9, PAGE 25, IN LAKE COUNTY, INDIANA.

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 by, through or under the Grantor. The Lake County Recorder!

Dated this 17thday of February, 1997.

DONNA M. POWELL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 19 1997

STATE OF INDIANA)
SS:

COUNTY OF LAKE

SAM ORLICH AUDITOR LAKE COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, this <u>17th</u> day February, 1997, personally appeared DONNA M. POWELL, and acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Resident of Lake County,

State of Indiana

Kim A. Diaz

Printed Signature

My Commission Expires:

2/15/00

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

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HED FOR RECORD