

STATE OF INDIANA  
LAKE COUNTY  
FILED

97 APR 11 AM 10:44

RECORDER

2

KEY NUMBER: 12-165-6 **97022182**

GRANTEES' MAILING ADDRESS: Guy E. and Beverly A. Nipper  
10046 Hunters Run  
St. John, IN 46373

### WARRANTY DEED

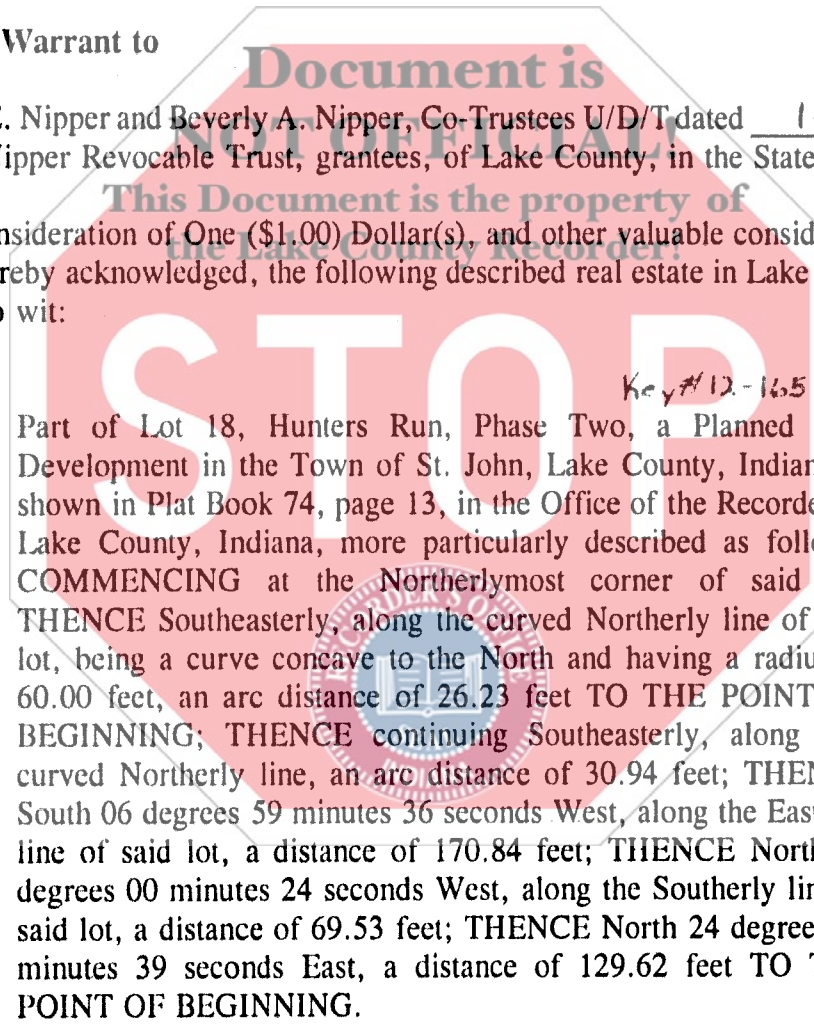
This Indenture Witnesseth That

Guy E. Nipper and Beverly A. Nipper, husband and wife, grantors, of Lake County, in the State of Indiana

Convey and Warrant to

Guy E. Nipper and Beverly A. Nipper, Co-Trustees U/D/T dated 1-31-97, F/B/O The Nipper Revocable Trust, grantees, of Lake County, in the State of Indiana,

for and in consideration of One (\$1.00) Dollar(s), and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to wit:



Part of Lot 18, Hunters Run, Phase Two, a Planned Unit Development in the Town of St. John, Lake County, Indiana as shown in Plat Book 74, page 13, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: COMMENCING at the Northerlymost corner of said lot; THENCE Southeasterly, along the curved Northerly line of said lot, being a curve concave to the North and having a radius of 60.00 feet, an arc distance of 26.23 feet TO THE POINT OF BEGINNING; THENCE continuing Southeasterly, along said curved Northerly line, an arc distance of 30.94 feet; THENCE South 06 degrees 59 minutes 36 seconds West, along the Easterly line of said lot, a distance of 170.84 feet; THENCE North 83 degrees 00 minutes 24 seconds West, along the Southerly line of said lot, a distance of 69.53 feet; THENCE North 24 degrees 31 minutes 39 seconds East, a distance of 129.62 feet TO THE POINT OF BEGINNING.

Key # 12-165-6

COMMON ADDRESS: 10046 Hunters Run; St. John, Indiana 46373

ONLY TO BE USED IN CONNECTION WITH THE SUBJECT TO FINAL ACCEPTANCE BY THE ISSUER.

SUBJECT TO that mortgage to First Federal Savings Bank-IN dated the 3th day of

APR 11 1997

SAM ORLICH  
AUDITOR LAKE COUNTY

000676 / 300<sup>es</sup>  
FB3

JUNE, 1994 and now assigned to Countrywide Funding.

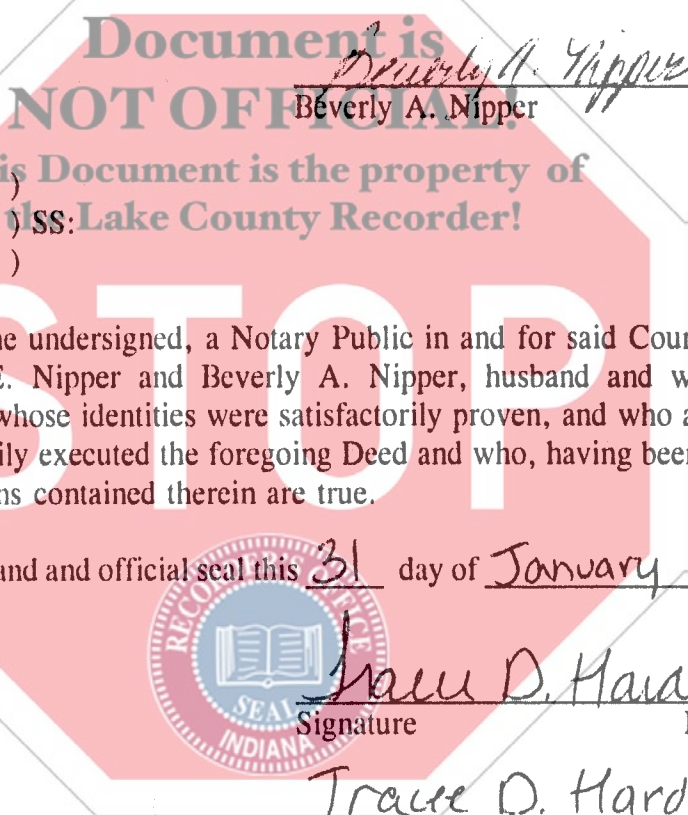
AND FURTHER SUBJECT TO real estate taxes currently or subsequently due and payable and to assessments, easements, covenants and restrictions of record, if any.

In Witness Whereof, the said grantors have hereunto set their hands, this 31<sup>st</sup> day of JANUARY, 1997.

Guy E. Nipper  
Guy E. Nipper

Beverly A. Nipper  
Beverly A. Nipper

STATE OF INDIANA )  
COUNTY OF Lake )



This Document is the property of  
Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Guy E. Nipper and Beverly A. Nipper, husband and wife, who are personally known to me or whose identities were satisfactorily proven, and who acknowledged that they freely and voluntarily executed the foregoing Deed and who, having been duly sworn, stated that any representations contained therein are true.

Witness my hand and official seal this 31 day of January, 1997.

My Commission expires:  
12-18-00


Trace D. Harding  
Signature Notary Public

Trace D. Harding  
Printed Name

Resident of Lake County

This instrument prepared by: Mary P. Bottum, Attorney at Law, 328 N. Michigan St., South Bend, IN 46601

When Recorded Please Return to:

  
Mr. Guy E. Nipper  
10046 Hunters Run  
Saint John, IN 46373-9264  
CROWN COUNTY, IN

