

3 Hold
Mail To: Intercounty Title Co.
2050 45th Avenue
Highland, IN 46322

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

97 OCT -2 PM 12:41

MORRIS W. CARTER
RECORDER

51499880N

MAIL TAX BILLS TO:
UNIT B-1
2720 GEORGETOWNE DRIVE
HIGHLAND, INDIANA 46321

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT WATSON-RINEHAMMER DEVELOPMENT CO., LLC, an Indiana limited liability company (hereinafter the "Grantor"), CONVEYS AND WARRANTS to GENEVIEVE M. SAKO (hereinafter the "Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Unit B-1, Building 3 (also known by current street address number as Building 2720), in Georgetowne Condominium Horizontal Property Regime created by the Declaration of Condominium recorded April 9, 1997, in Miscellaneous Record as Document Numbers 97021230 and 97021231, in the East 1/2 of the West 1/2 of Section 33, Township 36 North, Range 9, West of the Second Principal Meridian, in Lake County, Indiana.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in said Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

Grantor also hereby grants and assigns to Grantee and their successors and assigns, garage parking space No. B-1 in Garage Building 3, as a Limited Common Area as set forth and provided in the aforementioned Declaration of Condominium.

Commonly known as Unit B-1, 2720 Georgetowne Drive, Highland, Indiana.

Tax Key No.: 27-628-18

ENTERED FOR TAXATION SUBJECT
TO ACCEPTANCE FOR TRANSFER

OCT 02 1997

PAGE ONE OF THREE PAGES

SAM ORLICH
AUDITOR LAKE CO.

6-3

000194

1400
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100015

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. The terms, provisions, covenants, restrictions and options contained in, and the rights and easements for public utilities and drainage, ingress and egress and otherwise contained in and established by the Declaration of Condominium of Georgetowne Condominium, recorded April 9, 1997, as Document Nos. 97021230 and 97021231, in the Office of the Recorder of Lake County, Indiana. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.
4. Rights of the public, the municipality and the State of Indiana in and to that part of the land taken and used for roads and highways, if any.
5. Drainage ditches, feeders and laterals, and other drainage easements, if any.
6. All easements for public utilities, drainage, ingress and egress, and all building set back lines as shown on the plat of subdivision of the real estate encumbered by the above-referenced Declaration of Condominium, as amended from time to time, affecting the Common Areas.
7. All other 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.

The undersigned persons executing this Deed represent and certify on behalf of Grantor that the undersigned are all of the members of Grantor and are fully empowered to execute and deliver this Deed; that Grantor has full corporate 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.**

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 26th day of September, 1997.

WATSON-RINEHAMMER DEVELOPMENT CO., LLC, an Indiana limited liability company

By: *George E. Watson*
George E. Watson, Member

By: *Carroll A. Rinehammer*
Carroll A. Rinehammer, Member

STATE OF INDIANA }
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE E. WATSON and CARROLL A. RINEHAMMER, being all of the members of WATSON-RINEHAMMER DEVELOPMENT CO., 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 26th day of September, 1997.

Sharen H. Davidson
Notary Public

Printed Name: SHAREN DAVIDSON

My Commission Expires:

JUNE 1, 2001

County of Residence:

LAKE

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