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Mail Tax Bills To: HFS Bank

555 E. Third St.

Hobart, IN 46342

Parcel No. 18-182-24, 18-182-25, 18-182-26

LTIC 63739

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, That K B Real Estate Investments, Inc.

(Grantor), a corporation organized and existing under the laws of the State of Indiana CONVEYS AND WARRANTS to Michael R. Feltz and Angela M. Feltz, Husband and Wife (Grantee) of Lake County, in the State of Indiana, for the sum of Ten and 00/100 Dollars (\$ 10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lots 24, 25 & 26, Block 2, Sunset Park Addition to Hobart, as shown in Plat Book 20, page 3, Lake County, Indiana.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Real estate taxes for 1997 payable 1998, and all real estate taxes thereafter.
2. Covenants, easements, and restrictions of record.
3. Applicable building codes and zoning ordinances.
4. Any possible municipal assessments.

GRANTOR HEREBY CERTIFIES UNDER OATH THAT NO GROSS TAX IS DUE BY VIRTUE OF THIS DEED.

DUPLICATE ENTERED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER

NOV 25 1997

SAM ORLICH

AUDITOR LAKE COUNTY

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as _____

Tax bills should be sent to Grantee at such address unless otherwise indicated on the back.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 20th

day of November, 19 97.

K B Real Estate Investments, Inc.
(Name of Corporation)

(SEAL) ATTEST:

By _____
Signature

By Brett M. Barta President K B Real Estate Investments
Signature

Printed Name, and Office

BRETT M. BARTA, President
Printed Name, and Office

STATE OF INDIANA
COUNTY OF LAKE

SS: 001640

Before me, a Notary Public in and for said County and State, personally appeared Brett M. Barta and _____, the President and _____, respectively of K B Real Estate Investments, Inc., who acknowledged

execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 20th day of November, 19 97.

My commission expires:
December 25, 2000

Signature Pamela K. Broadaway
Printed Pamela K. Broadaway, Notary Public
Resident of Lake County, Indiana.

This instrument prepared by GERALD K. HREBEC, Attorney at Law.
8585 Broadway, Suite 600, Merrillville, Indiana 46410

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
NOV 25 11:37 AM '97
CROWN POINT, IN

11/20
LH
SW