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THIS FORM HAS BEEN PREPARED FOR USE WITHIN THE STATE OF INDIANA. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS, AND INSERTION OF SPECIAL CLAUSES, MAY CONSTITUTE THE PRACTICE OF LAW AND SHOULD ONLY BE DONE BY A LAWYER.

Mail tax bills to:

Republic Title of Texas, Inc.
Attn: Anne Garza
300 Crescent Ct, Suite 100
Dallas, TX 75201

Tax Key No.: 15-184-1 and 41
Unit #8

WARRANTY DEED

Commonly known as:
1460 E. 80th Ave.
Merrillville, IN 46410

This indenture witnesseth that

Daniel S. Bolek, Deborah Bolek and Steven Ziemek,
as Tenants in Common

of Lake County in the State of Indiana

Convey and warrant to

Cypress/Merrillville I, Ltd.,
a Texas Limited Partnership

of County in the State of Texas

for and in consideration of Ten dollars (\$10.00) and other valuable consideration
the receipt whereof is hereby acknowledged, the following Real Estate in Lake
in the State of Indiana, to wit:

LOT 1, THE WEST 1/2 OF LOT 2 IN PLEASANT DALE, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 25, PAGE 58, IN THE OFFICE OF THE RECORDER
LAKE COUNTY, INDIANA, EXCEPTING THAT PART OFF THE SOUTH SIDE TAKEN
FOR HIGHWAY PURPOSES.

JULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
97 NOV 26 12:03

NOV 26 1997

SAM ORLICH
CLERK LAKE COUNTY

Subject to the following:

1. All Real Estate taxes and assessments for the year due and payable in 1997 and for all years subsequent thereafter;
2. Further Exceptions as contained in Schedule B of First American Title Insurance Company File No. FC20285A, marked "Exhibit A", attached hereto and incorporated herein by express reference for all intents and purposes (H.I.).
3. All zoning and land use conditions and restrictions.

All mailings to: Republic Title of Texas, Inc.
Attn: Ann Garza
300 Crescent Court, Suite 100
Dallas, TX 75201

FC 20285A held for First American Title

State of Indiana, Lake County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 29th day of October 19 97 personally appeared:

Daniel S. Bolek
Deborah Bolek
Steven Ziemek

Dated this 29 Day of October 19 97

[Signature]
Daniel S. Bolek
[Signature]
Deborah Bolek
[Signature]
Steven Ziemek

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 7/12/2001

[Signature]
Shirley Kish
Notary Public

Resident of Porter County.

This instrument prepared by J.J. Stankiewicz & Assoc. 7870 Broadway, Merrillville, IN 46410
Attorney at Law

MAIL TO: Republic Title of Texas, MO. GARZA

300 Crescent Court Suite 100 Dallas, TX 75201

Exhibit "A"
Permitted Exceptions

1. Taxes for the year 1997 payable 1998 and subsequent years not yet due and payable.
2. Merrillville Conservancy District taxes for the year 1997 payable 1998 and subsequent years not yet due and payable.
3. Special assessments which are not shown as existing liens by the public records.
4. Building setback line as established by the Plat of Subdivision.
5. Covenants, Conditions and Restrictions contained in a Declaration of Restrictions recorded July 15, 1941 in Miscellaneous Record 333, Page 380.
6. Lack of right of access to and from the Land.