LY ENTERED FOR TAXATION FIRE COUNTY MALACCEPTANCE FOR TRANSPORTED FOR RECORD

97086212

DEC 15 4990EC 15 AN 10: 28

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Mail Tax Bills To:

MORRIS W CARTER Tax Key No.: 20 - 13 - 621 - 12

Mr. and Mrs. Jack Mitchell 411017(16) 517 Pinehurst Lane

Schererville, IN 46375

CORPORATE WARRANTY DEED

This Indenture Witnesseth, That THE GREENS OF SCHERWOOD CORPORATION ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to JACK I. MITCHELL and MARY LEE MITCHELL, husband and wife, of Lake County, in the State of Indiana, in consideration of Ten Dollars(\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Schererville, Lake County, in the State of Indiana, to-wit:

The East 42.55 feet of the West 89.80 feet by parallel lines of Lot 12, in the Greens of Scherwood, an addition to the Town of Schereville, as per plat thereof, recorded in the Office of the Recorder of Lake County, Indiana. PLAT BOOK 79, PAGE 3

Commonly known as 517 Pinehurst Lane, Schererville, Indiana 46375;

SUBJECT TO:

- A. All terms, provisions, conditions, restrictions, rights, privileges, obligations, and easements set forth in Declaration of Covenants, Conditions, Easements and Restrictions of The Greens of Scherwood Townhome Development along with the Articles of Incorporation, By-Laws, and Rules and Regulations of The Greens of Scherwood Townhome Owners Association, Inc., an Indiana Nonprofit Corporation;
- B. Restrictions as to use and enjoyment as to said townhome contained in the aforesaid documents, which townhome shall be used for single family residential use only;
- C. A lien for common expenses, charges or expenses of the Townhome Development, as provided in the aforesaid documents;
- D. Covenants, easements, conditions, rights of way and restrictions of record;
- E. Applicable zoning regulations and ordinances;
- F. All matters shown by an accurate survey of the above-described property; and
- G. Real estate taxes for the year 1997 payable 1998 and thereafter.

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This transfer is exempt from taxation under Indiana Gross Income Tax Statutes for the reason that Grantor is a Subchapter S corporation, Federal identification number 35-1944250.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

conveyance has been duly taken.
IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 10th day of December, 1997.
THE GREENS OF SCHERWOOD CORPORATION
BY: Jayor Hoch, agent
Joyce Koch, Agent (Printed Name and Office)
ATTEST:
(Printed Name and Office)
STATE OF INDIANA)
COUNTY OF LAKE)
Before me, a Notary Public in and for said County and State, personally appeared Joyce Koch the Agent of THE GREENS OF SCHERWOOD CORPORATION, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations there contained are true.
Witness my hand and Notary Seal this 10th day of December, 1997.
My Commission Expires:2-28-2000 Signature Marilynn Leslie Notary Public
This instrument prepared by DAVID K. RANICH, Attorney at Law, 720 W. Chicago Ave., Suite 238, East Chicago, Indiana 46312 - Attorney No. 5878-45.
Mail to: