

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
97 DEC 29 AM 11:42  
MORNING CENTER

97089142

Mail Tax Bills to:  
1383 Wright Drive  
Crown Point, IN 46507

WARRANTY DEED  
FILED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.

This Indenture witnesseth that

ROBERT L. FISCHER and DOROTHY M. FISCHER  
Husband and Wife  
DEC 30 1997

of Lake County in the State of SAMMISH  
Convey and warrant to AUDITOR LAKE CO. IN

EUGENE BROWN and PATRICIA A. BROWN,  
Husband and Wife

of Lake County in the State of Indiana

for and in consideration of Ten Dollars (\$10) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana, to-wit:

Condominium Unit 1383 and One Car Garage No. L383, in Building L, in Troutwine Estate Horizontal Property Regime established by a declaration of condominium recorded August 12, 1996 as Document No. 96053792 and shown in Surveyor's Certificate recorded August 16, 1996 as Document No. 96055178, and as amended, in the Office of the Recorder of Lake County, Indiana. Together with the undivided interest appertaining to said condominium unit in the common and limited areas and facilities.

Key No. 23-7-4 and 9-301-1, Unit #33 and #23  
commonly known as: 1383 Wright Drive, Crown Point, IN

Subject to:  
1996 payable 1997 real estate taxes and all subsequent years thereto;

Special assessments which are not shown as existing liens by the public records;

Drainage rights of the owners and of all parties interest in all lands drained by and through Beaver Dam ditch.

Easement for drainage purposes in and to that part of premises lying within the boundaries of the Beaver Dam ditch.

HOLD FOR FIRST AMERICAN TITLE  
001710  
14  
2A

Rights of the public and Lake County, Indiana, in and to that part of captioned premises taken for the construction of a certain bridge by virtue of a temporary right-of-way grant from Gainer Bank and Irene Troutwine, Co-Trustees, recorded January 11, 1990 as Document No. 79132. (Affecting common area)

Rights of the public and Lake County, Indiana, in and to that part of captioned premises taken for permanent right-of-way grant from Gainer Bank and Irene Troutwine, Co-Trustees, recorded January 11, 1990, as Document No. 79133. (Affecting common area)

Easement for a certain main sewer line created by a decree of condemnation rendered April 6, 1956 in Cause No. C56-170 of the Lake Circuit Court, sitting at Crown Point, Indiana, entitled: "City of Crown Point v. Herman E. Jurs and Kirsten Marie Jurs, Husband and Wife", which provides for the installation operation and maintenance of a 60-inch sewer line and all utilities and facilities incident thereto. (Affecting common area)

Easement for the installation, operation and maintenance of a certain 60-inch sewer line contained in a grant from Kirsten Marie Jurs, to the City of Crown Point dated May 7, 1956 and recorded May 9, 1956 in Miscellaneous Record 659 page 263. (Affecting common area)

Easement for the installation, operation and maintenance of sanitary sewers, storm sewers, water lines and other incidental purposes contained in a grant from Gainer Bank, Trustee under Trust No. 20-4595-00 to the City of Crown Point dated June 10, 1985 and recorded April 22, 1986 as Document No. 850556. (Affecting common area)

Easement for the installation, operation and maintenance of sanitary sewers, storm sewers, water lines and other incidental purposes contained in a grant from Gainer Bank, Trustee, under Trust No. 20-4595-00 to the City of Crown Point dated June 10, 1985 and recorded April 22, 1986 as Document No. 850557. (Affecting common area)

Terms and provisions of a commitment of development of land recorded March 7, 1994 as Document No. 94017213.

Grant of easement in the final plat of Troutwine Estates Condominium Development recorded in plat Book 78, page 60 and corrected by certificate of correction recorded July 17, 1995 as Document No. 95039601. (Affecting common area)


Drainage utility easement and private drives as indicated on the recorded final plat of Troutwine Estates Condominium Development recorded in Plat Book 78, page 60, and corrected by Certificate of Correction recorded July 17, 1995 as Document No. 95039601. (Affecting common area)

Building line as indicated in the final plat of Troutwine Estates Condominium Development recorded in Plat Book 78, page 60 and corrected by Certificate of Correction recorded July 17, 1995 as Document No. 95039601. (Affecting common area)

Provisions, conditions, restrictions, options, assessments and easements created by the Declaration of Condominium and all amendments thereto.

All building lines, conditions, covenants, easements, limitations, provisions, restrictions, rights of way, and terms of record, if any.

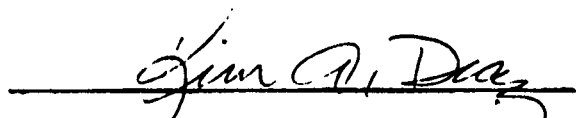
Dated this 22nd day of December, 1997.

  
ROBERT L. FISCHER

  
DOROTHY M. FISCHER

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF LAKE   )

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of December, 1997, personally appeared ROBERT L. FISCHER and DOROTHY M. FISCHER who acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

  
Notary Public           Kim A. Diaz  
Resident of Lake County

My commission expires: 2/15/99