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HOLD FOR FIRST AMERICAN TITLE

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that The Magerko Corporation f/k/a Pierce Hardy Real Estate, Co. f/k/a Pierce Hardy Real Estate, Inc. and f/k/a 84 Lumber Company, a Pennsylvania Corporation ("Grantor") of Washington County, in the State of Pennsylvania, Bargains, Sells and Conveys to David J. Groen and Evelyn J. Groen, as joint tenants with right of survivorship a not as tenants in common ("Grantee"), of LAKE County, in the State of INDIANA, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana (hereinafter called the "Real Estate"):

98026514

See Exhibit "A" attached hereto

Document is NOT OFFICIAL!

GRANTOR hereby certifies that there are no gross income taxes due on the transfer of the interest in the above described real estate.

TO HAVE AND TO HOLD the Real Estate to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Real Estate is free of any encumbrance made or suffered by said Grantor [except any set forth above], and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

53 APR 15 5:11:00

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 1st day of April, 1998.



WITNESS:

*Chen B. Brown*

By: THE MAGERKO CORPORATION

By: *Joseph A. Magerko*

Title: President

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 15 1998

SAM ORLICH  
AUDITOR LAKE COUNTY

*1400*  
000918

STATE OF Pennsylvania )  
 ) SS:  
COUNTY OF washington )

Before me, a Notary Public in and for said County and State, personally appeared Joseph A. Hardy, III, who acknowledged himself (herself) to be the President of The Magerko Corporation and that such president being authorized to do so executed for the purposes therein contained by signing the name of the corporation by himself (herself) as such President.

Witness my hand and Notarial Seal this 1st day of APRIL, 1998.

Nina Denise Bobrowski  
(signature)

Nina Denise Bobrowski  
(printed name) Notary Public

**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

My Commission Expires:  
Notarial Seal  
Nina Denise Bobrowski, Notary Public  
Peters Twp., Washington County  
My Commission Expires June 19, 2000

Member, Pennsylvania Association of Notaries  
Send tax statements and  
Grantee's mailing address is:

County of Residence:  
Washington  
Peoples Bank  
9204 Columbia Avenue  
Munster, IN 46321

This instrument was prepared by Tina Birkhamer.



## EXHIBIT "A"

Lot 7, Cheker Industrial Park, Town of Dyer as shown in Plat Book 50, Page 94, Lake County, Indiana.

Conveyed to 84 Lumber Company by a Trustee's deed from Gary National Bank, as Trustee under the terms and provisions of a certain trust agreement dated 12-1-76 and known as Trust No. P-5770, dated June 11, 1981 and recorded June 19, 1981 as instrument no. 633280.

Excepting therefrom that property conveyed to the State of Indiana as described and any and all other matters of record:

A part of Lot 7 in Cheker Industrial Park, an addition to the Town of Dyer, Indiana, the plat of which is recorded in Plat Book 50, page 94 in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the southwest corner of said lot; thence North  $02^{\circ} 45' 29''$  West 25.17 feet along the west line of said lot; thence South  $40^{\circ} 33' 14''$  East 35.01 feet to the southern line of said lot; thence North  $86^{\circ} 07' 05''$  West 21.60 feet along said southern line to the point of beginning and containing 270 square feet, more or less.

Also, an easement in and to the following-described real estate, to wit: A part of Lot 7 in Cheker Industrial Park, an addition to the Town of Dyer, Indiana, the plat of which is recorded in Plat Book 50, page 94 in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point on the southern line of said lot South  $86^{\circ} 07' 05''$  East 21.6 feet from the southwest corner of said lot; thence North  $40^{\circ} 33' 14''$  West 7.00 feet; thence South  $86^{\circ} 07' 05''$  East 119.90 feet; thence North  $03^{\circ} 52' 55''$  East 10.00 feet; thence South  $86^{\circ} 07' 05''$  East 20.00 feet; thence South  $3^{\circ} 52' 55''$  West 10.00 feet; thence  $86^{\circ} 07' 05''$  East 162.45 feet to the east line of said lot; thence South  $02^{\circ} 45' 29''$  East 5.03 feet along said east line to the southern line of said lot; thence North  $86^{\circ} 07' 05''$  West 298.03 feet along said southern line to the point of beginning and containing 1,701 square feet, more or less, for the purpose of slope construction (working room only), which easement will revert to the owner upon the completion of the above-designated project.

Subject to easements as shown on said plat and all other easements and matters of record.