

98043680

STATE OF INDIANA
LAKE COUNTY
FILED

93 JUN 11 AM 10:01

RECORDED

Mail Tax Bills To:
Martin & Norma Wandaal
1505 Pinehurst Lane
Scherverville, IN 46375

Tax Key # 13-621-6
UNIT # 20

H497922 LD 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 MARTIN AND NORMA WONDAAL, ~~JOINT TENANCY~~ 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 Scherverville, Lake County, in the State of Indiana, to-wit:

*HUSBAND AND WIFE

PART OF LOT 6, THE GREENS OF SCHERWOOD, AN ADDITION OF THE TOWN OF SCHERERVILLE, AS SHOWN IN PLAT BOOK 79, PAGE 3, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NORTHEAST CORNER OF LOT 6; THENCE SOUTH 00 DEGREES 05 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 218.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 157.16 FEET; THENCE NORTH 42 DEGREES 52 MINUTES 24 SECONDS WEST, A DISTANCE OF 124.81 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 51 SECONDS WEST, A DISTANCE OF 15.00 FEET, THENCE NORTH 47 DEGREES 16 MINUTES 34 SECONDS WEST, A DISTANCE OF 89.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 60.00 FEET AND CENTRAL ANGLE OF 16 DEGREES 14 MINUTES 02 SECONDS; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.00 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 34 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 16.94 FEET; THENCE SOUTH 55 DEGREES 00 MINUTES 59 SECONDS EAST, A DISTANCE OF 15.56 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 143.45 FEET TO THE POINT OF BEGINNING.

Commonly known as 1505 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;

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 10 1993

SAM ORLICH
AUDITOR LAKE COUNTY

000818

12⁰⁰ KM
CT

Chicago Title Insurance Company

- 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.

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.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 8th day of June, 1998.

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

BY: Joyce Koch
Joyce Koch, Agent
(Printed Name and Office)

ATTEST:

Valerie S. Laskey
Valerie S. Laskey, Secretary
(Printed Name and Office)

STATE OF INDIANA)
) SS:
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 8th day of June, 1998.

My Commission Expires: 2-28-2000 Signature Marilynn Leslie
Resident of Lake County Printed 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:

