

HOLD FOR FIRST AMERICAN TITLE

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98046171

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

98 JUN 19 AM 10:17

MORRIS W. GILBERT
RECORDER

MAIL TAX BILLS TO:
857 SUNFLOWER
DYER, IN 46311

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT MICHAEL POE BUILDERS, LLC, an Indiana limited liability company (hereinafter the "Grantor"), CONVEYS AND WARRANTS to JOHN F. SMITH, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

M.P.
Lot 79 Meadows of Dyer, Phase Three A, an Addition to the Town of Dyer, as shown in Plat Book 83, page 84, in Lake County, Indiana.

Commonly known as 857 Sunflower, Dyer, Indiana.

Tax Key No.: 14-270-47

Tax Unit No.: 12

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 1998 payable in 1999 and for all years thereafter.
2. Unpaid sewage and water charges, if any.
3. Building setback line as established by the plat of subdivision, affecting the West 30 feet of the land.
4. Easement for public utilities as shown on the recorded plat of subdivision, affecting the West 10 feet and the East 10 feet of the land.
5. Covenants, conditions and restrictions contained in the plat of subdivision.
6. Terms and provisions of Declaration of Covenants, Conditions and Restrictions For The Meadows of Dyer Phase 3 (Single Family Home Lots) made by Lake County Trust Company as Trustee under Trust Agreement dated March 21, 1995, and known as Trust No. 4653, recorded April 30, 1997, as Document No. 97027206.

PAGE ONE OF THREE PAGES

JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

JUN 19 1998

SAM ORLICH
AUDITOR LAKE COUNTY

14/00
pm
FA

001540

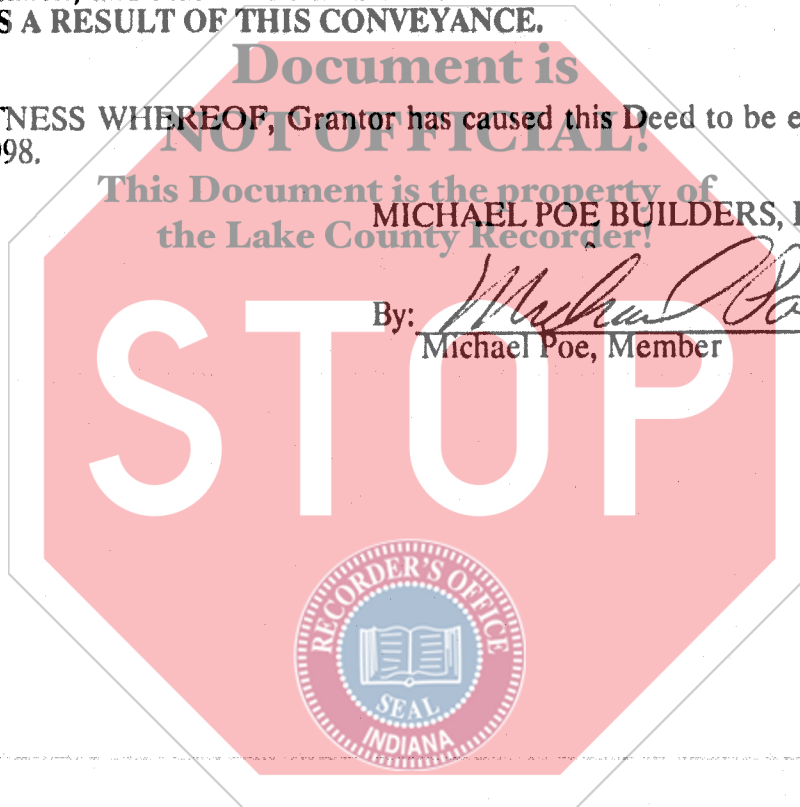
7. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been fully empowered by proper resolution of all of the members of Grantor to execute and deliver this Deed; that Grantor has full capacity to convey the real estate described; that all necessary action for the making of this conveyance has been duly taken; and that **THERE IS NO INDIANA GROSS INCOME TAX DUE AT THIS TIME AS A RESULT OF THIS CONVEYANCE.**

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 15th day of June, 1998.

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MICHAEL POE BUILDERS, LLC

By: Michael Poe
Michael Poe, Member



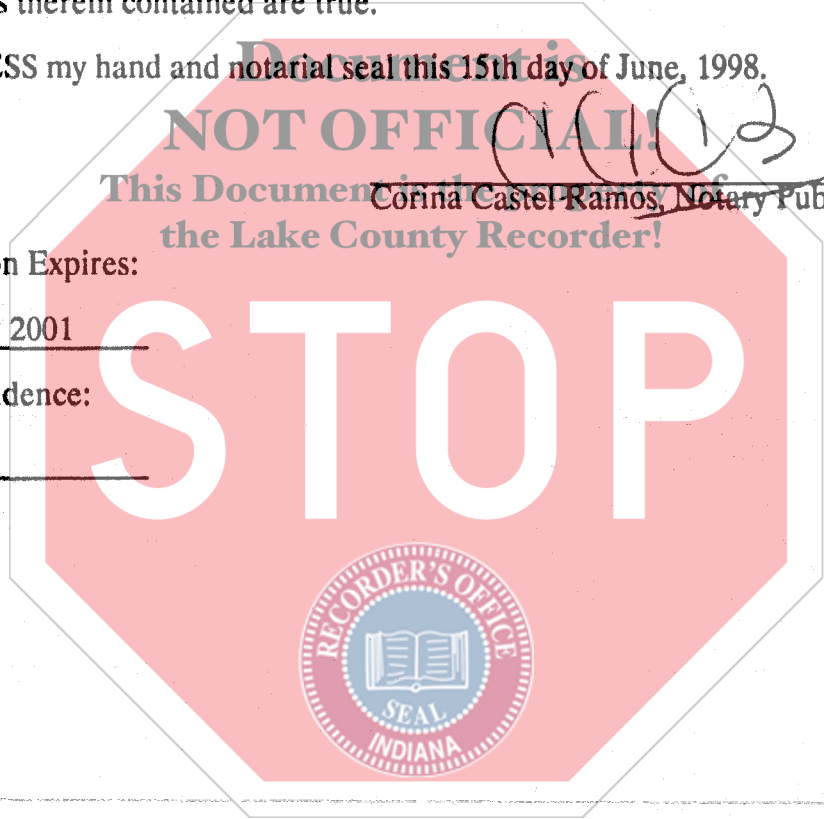


STATE OF INDIANA
COUNTY OF LAKE

} SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL POE, Member, the duly authorized member of MICHAEL POE BUILDERS, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 15th day of June, 1998.



Corina Castel Ramos
Corina Castel Ramos, Notary Public

My Commission Expires:

May 16, 2001

County of Residence:

Lake

This Instrument prepared by Glenn R. Patterson, Esq., Singleton, Crist, Patterson & Austgen, Suite 200, 9245 Calumet Avenue, Munster, Indiana 46321