

HOLD FOR FIRST AMERICAN TITLE



98051202

WARRANTY DEED

TAX KEY# 14-196-1 UNIT# 12

THIS INDENTURE WITNESSETH, THAT JOHN A. PANAS AND MARY K. KOTTARAS, N/K/A MARY K. PANAS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

OF LAKE COUNTY, STATE OF INDIANA CONVEY AND WARRANT TO BRUCE A. DELBOVO AND CATHERINE J. DELBOVO, HUSBAND AND WIFE

OF LAKE COUNTY, STATE OF INDIANA, FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, STATE OF INDIANA, TO-WIT:

LOT 1 IN SANDY RIDGE ADDITION, UNIT 3, TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

a/k/a 2534 FOSSIL STONE ROAD, DYER, IN 46311

SUBJECT TO THE FOLLOWING:

- 1) The terms covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
- 2) Taxes for the year 1997 payable in 1998, and all subsequent years;
- 3) Defects, liens, encumbrances, and adverse claims of records, if any;
- 4) Roads and highways, streets and alleys; and
- 5) Limitation by fences and/or other established boundary lines.

IN WITNESS WHEREOF, THE SAID JOHN A. PANAS AND MARY K. KOTTARAS, N/K/A MARY K. PANAS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HAVE HEREUNTO SET HANDS AND SEAL THIS 30 DAY OF June 19 98

John A. Panas (Signature) JUL 07 1998 (Seal) Mary K. Kottaras N/A Mary K. Panas (Signature) MARY K. KOTTARAS (Seal) N/K/A MARY K. PANAS (Seal)

STATE OF INDIANA, COUNTY OF LAKE, SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOHN A. PANAS AND MARY K. KOTTARAS AND N/K/A MARY K. PANAS ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF JUNE, 1998

MY COMMISSION EXPIRES: 7/11/01 COUNTY OF RESIDENCE: LAKE BETH A. KOLBERT NOTARY PUBLIC

SEND TAX STATEMENTS TO: 2534 FOSSIL STONE ROAD, DYER, IN 46311

THIS INSTRUMENT PREPARED BY: NICHOLAS J. PADILLA #19513-45 1948 DAVIS AVE. WHITING, IN 46394

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NO LEGAL OPINION RENDERED

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Handwritten initials/signature in the bottom right corner.

