

CORPORATE WARRANTY DEED

2498419 LD

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THIS INDENTURE WITNESSETH, That J.L. Black Associates, Inc. a corporation organized and existing under the laws of the State of Indiana,

CONVEYS AND WARRANTS to: Ronald R. Austgen

of Lake County, in the State of Indiana for the sum of Ten DOLLARS,

the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana to wit;

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS: BEGINNING AT A POINT 907.5 FEET WEST AND 172.41 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION, BEING THE EAST LINE OF PREMISES CONVEYED TO GEORGE N. NOVAK AND GEORGE MIYATA BY DEED RECORDED IN DEED RECORD 1047, PAGE 212; THENCE NORTH ALONG SAID EAST LINE OF SAID PROPERTY CONVEYED TO NOVAK AND MIYATA, 413.22 FEET TO THE CENTER LINE OF COMMERCIAL AVENUE; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE 565.2 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE 339.10 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED PROPERTY DESCRIBED IN DEED RECORD 923, PAGE 386, SAID POINT BEING 148 WEST OF THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN DEED RECORD 923, PAGE 386; THENCE WEST ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN DEED RECORD 923, PAGE 386, WHICH LINE IS PARALLEL TO THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 531.96 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, THENCE NORTH 89 DEGREES 20 MINUTES 07 SECONDS WEST, 907.50 FEET ALONG THE SOUTH LINE OF SAID SECTION, TO THE EAST LINE OF PREMISES CONVEYED TO GEORGE N. NOVAK AND GEORGE MIYATA BY DEED RECORDED IN DEED RECORD 1047, PAGE 212; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS, EAST, ALONG SAID EAST LINE 585.63 FEET TO THE CENTERLINE OF COMMERCIAL AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 00 MINUTES 58 SECONDS, EAST ALONG SAID CENTERLINE, 210.00 FEET, THENCE SOUTH 4 DEGREES 43 MINUTES 14 SECONDS WEST, 180.29 FEET, THENCE NORTH 82 DEGREES 00 MINUTES 58 SECONDS WEST, 195.02 FEET TO SAID NOVAK AND MIYATA EAST LINE, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID LINE 181.76 FEET TO THE CENTERLINE OF COMMERCIAL AVENUE, AND THE POINT OF BEGINNING, IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA.

Chicago Title Insurance Company

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Before me, a Notary Public in and for said County and State, personally appeared John L. Black, President of J.L. Black Associates, Inc., a corporation organized and existing under the laws of the State of Indiana, and acknowledged the execution of the foregoing Corporate Warranty Deed for and on behalf of said corporation and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and notarial seal this 1st day of July, 1998.

Caren Marshall

Caren Marshall

My commission expires 01/29/2001
Residing in Lake County

THIS INSTRUMENT PREPARED BY JOHN L. BLACK

Please mail tax statements to: Ronald R. Austgen, 6400 W. 152nd Ct. Lowell IN 46356

Key # 4-11-N33
Tax Unit # 17

JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 10 1998

SAM ORLICH
AUDITOR LAKE COUNTY

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JULY ENTERED FOR FINAL ACCEPTANCE