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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

98070516

98 SEP -4 AM 10:42

MORRIS W. CAMBER  
RECORDER

MAIL TAX BILLS TO:  
864 SUNFLOWER LANE  
DYER, INDIANA 46311

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT the MICHAEL POE BUILDERS, LLC, an Indiana limited liability company, (hereinafter the "Grantor"), CONVEYS AND WARRANTS to WILLIAM H. ZAGER and KATHLEEN A. ZAGER, husband and wife as tenants by the entireties (hereinafter the "Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:**

Lot 67, 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 864 Sunflower Lane, Dyer, Indiana.

Tax Key No.: 28-147-13

Tax Unit No.: 18

**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 East 30 feet of the land.
4. Easement for public utilities as shown on the recorded plat of subdivision, affecting the West 10 feet, the North 8 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.

FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

PAGE ONE OF THREE PAGES

SEP 4 1998

SAM ORLICH  
HOLD FOR FIRST AMERICAN TITLE AUDITOR LAKE COUNTY

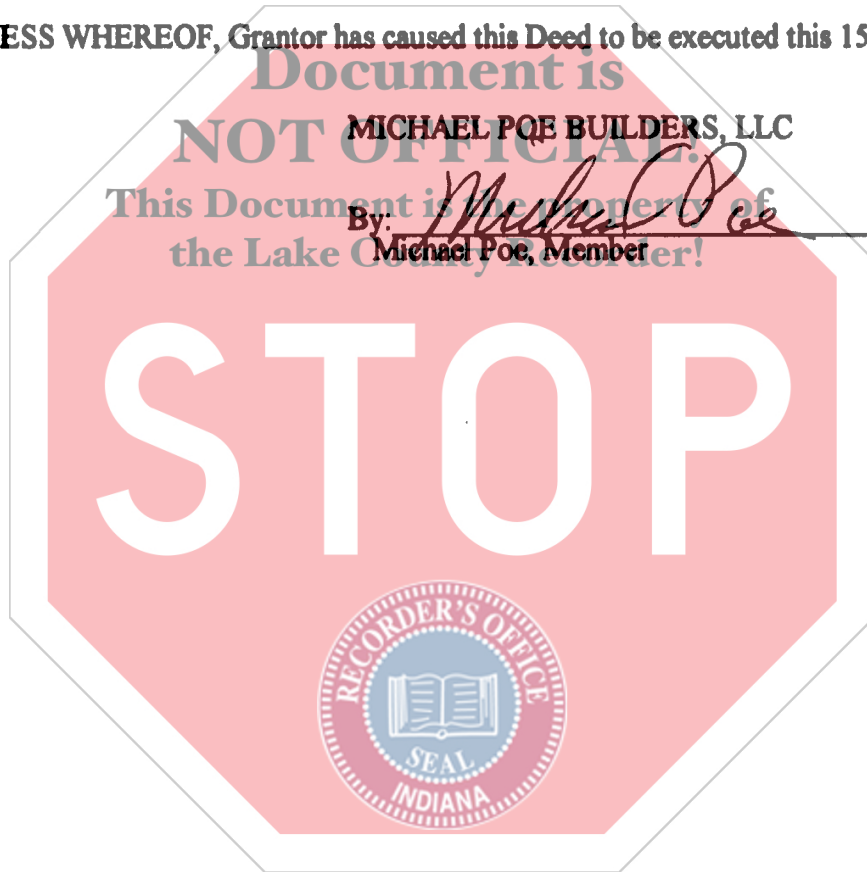
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7. All covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real 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 15<sup>th</sup> day of August, 1998.



MICHAEL POE BUILDERS, LLC

By: *Michael Poe*  
Michael Poe, Member

98070516

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
98 SEP -4 AM 10:12  
MORRIS W. COTNER  
RECORDER

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

98070516

98 SEP -4 AM 10:42

MORRIS W. CARRER  
RECORDER

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

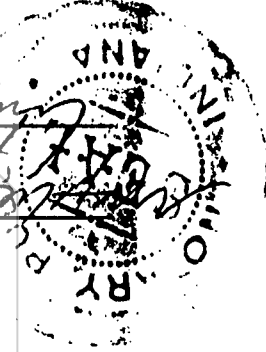
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHAEL POE, Member, the duly authorized member of MICHAEL POE BUILDERS, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the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

WITNESS my hand and notarial seal this 15<sup>th</sup> day of August, 1998.

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

*Dana Newman*  
Notary Public

Printed Name: DANA NEWMAN



My Commission Expires:

11-2-99

County of Residence:

Lake



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

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