

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

99081087

99 OCT -1 PM 1:42

MORRIS W. CARTER  
RECORDER

KEY NO. 30-24-0169-0007

### WARRANTY DEED

**THIS INDENTURE WITNESSETH** that DANIEL A. FAGEN and JOAN C. FAGEN, Husband and Wife ("Grantors") of Lake County, in the State of Indiana, **Convey and Warrant** to DAVID J. GROEN ("Grantee"), of Lake County, in the State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 26 in Cedar Ridge Estates, Unit 2, an addition to Cedar Lake as per plat thereof, recorded in Plat Book 46, Page 86, in the Office of the Recorder of Lake County, Indiana.

commonly known as 13417 Woodmar Place, Cedar Lake, Indiana

The conveyance of the above real estate is subject to the following:

1. Taxes for the year 1998 payable 1999 and thereafter.
2. Easements, restrictions, covenants of prior deeds, legal rights-of-way, streets, alleys and lanes, easements, if any, for established ditches and/or public drains, limitation by fences and/or established boundary lines, and any other matters of record affecting the title to the above-described real estate.

Dated this 23rd day of September, 1999.

*Daniel A. Fagen*  
DANIEL A. FAGEN

*Joan C. Fagen*  
JOAN C. FAGEN

STATE OF INDIANA )  
                                  )  
COUNTY OF LAKE    )

SS: ATTORNEY'S TITLE GUARANTY FUND, INC.  
10202062

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of September, 1999 personally appeared Daniel A. Fagen and Joan C. Fagen who acknowledged the execution of the foregoing deed.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.

*Linda S. Wood*  
LINDA S. WOOD, Notary Public

My Commission Expires: 10-17-06  
My County of Residence: LAKE

This instrument prepared by William I. Fine, Attorney at Law, 2833 Lincoln Street - Suite F, Highland, Indiana

Mail tax bills to: ~~William I. Fine~~ 10816 Parrish Ave Crown Point IN 46307

Mail deed to: William I. Fine, Attorney, 2833 Lincoln Street, Highland, Indiana 46322

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

OCT 01 1999

PETER BENJAMIN  
LAKE COUNTY AUDITOR

UUQ070 10.00 E.P. 5/85