

WARRANTY DEED

This indenture witnesseth that **JOHN W. SPARR, III** and **LYNN M. SPARR**, husband and wife, as tenants by entireties, of Lake County, State of Indiana, convey and warrant to **CLARENCE R. McCOY** and **MARGO E. McCOY**, husband and wife, as tenants by entireties, of Lake County, State of Indiana, for and in consideration 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 25 IN UTOPIA UNIT NO. 1, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34 PAGE 96 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 13617 Ivy Street, Cedar Lake, Indiana 46303.

Subject To: all unpaid real estate taxes and assessments for 1998 payable in 1999, and for all real estate taxes and assessments for all subsequent years.

Subject To: all covenants, easements, rights-of-way, building lines, highways, roads, street, 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.

Dated this 17TH day of SEPTEMBER, 1999.

NORTHWEST INDIANA TITLE SERVICES, INC.
162 Washington Street
Lowell, Indiana 46356
769-0727 or 693-0100

John W. Sparr III

JOHN W. SPARR, III
Lynn M. Sparr

LYNN M. SPARR

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 17TH day of SEPTEMBER, 1999, personally appeared **JOHN W. SPARR, III** and **LYNN M. SPARR**, husband and wife, and acknowledged the execution of the foregoing deed.

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

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

OCT 04 1999

Nancy A. Cook

NANCY A. COOK, Notary Public

My Commission Expires: 4-26-01
County of Residence: LAKE

**PETER BENJAMIN
LAKE COUNTY AUDITOR**

This instrument prepared by: Rhett L. Tauber, Esq. #807-45/Anderson & Tauber, P.C.
9211 Broadway, Merrillville, IN 46410/Phone: 219/769-1892

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