

#199005474LD

Mail Tax Bills To:
Leona Hanson
506 Pinehurst Lane
Scherverville, IN 46375

99086288

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Tax Key # 13-621-10

99 OCT 20 AM 9:45

MORRIS W. CARTER
RECORDER

CORPORATE WARRANTY DEED

This Indenture Witnesseth, that THE GREENS OF SCHERWOOD CORPORATION ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to Leona M. Hanson, as Trustee of the Hanson Family Trust No. 1 dated February 3, 1995, of Lake County, in the State of Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Scherverville, Lake County, in the State of Indiana, to wit:

Being part of Lot 10, in the Greens of Scherwood, as per plat thereof, Recorded in Plat Book 79, page 3, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of Lot 10; thence South 88 degrees 43 minutes 16 seconds East, along the North line of Lot 10, a distance of 131.62 feet, to the POINT OF BEGINNING; thence continuing South 88 degrees 43 minutes 16 seconds East, a distance of 58.38 feet to the Northeast corner of said Lot 10; thence South 01 degrees 16 minutes 44 seconds West along the East line of said Lot 10; a distance of 140.00 feet to the Southeast corner of said Lot 10; thence North 88 degrees 43 minutes 16 seconds West, along the South line of said Lot 10, a distance of 58.38 feet; thence North 01 degrees 16 minutes 44 seconds East, a distance of 140.00 feet, to the POINT OF BEGINNING.

COMMONLY KNOWN AS: 506 Pinehurst Lane, Scherverville, IN 46375

SUBJECT TO:

- A. All terms, provisions, conditions, restrictions, rights, privileges, obligations, and easements set forth in Declaration of Covenants, Conditions, Easements and Restrictions of The Greens of Scherwood Townhome Development along with the Articles of Incorporation, By-Laws, and Rules and Regulations of The Greens of Scherwood Townhome Owners Association, Inc., an Indiana Nonprofit Corporation;
- B. Restrictions as to use and enjoyment as to said townhome contained in the Aforesaid documents, which townhome shall be used for single family residential use only;
- C. A lien for common expenses, charges or expenses of the Townhome Development, as provided in the aforesaid documents;
- D. Covenants, easements, conditions, rights of way and restrictions of record;
- E. Applicable zoning regulations and ordinances;
- F. All matters shown by an accurate survey of the above-described property; and
- G. Real estate taxes for the year 1999 payable 2000 and thereafter.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

OCT 19 1999

PETER BENJAMIN
LAKE COUNTY AUDITOR

001193

12:00
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Chicago Title Insurance Company

This transfer is exempt from taxation under Indiana Gross Income Tax Statutes for the reason that Grantor is a Subchapter S Corporation, Federal Identification Number 35-1944250.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

14th IN WITNESS WHEREOF, Grantor has caused this deed to be executed this day of October, 1999.

THE GREENS OF SCHERWOOD CORPORATION

BY: Sharon Camp

Document is NOT VALID!
SHARON CAMP, CORPORATION REPRESENTATIVE
(Printed Name and Office)

This Document is the property of the Lake County Recorder!

ATTEST:

Marvin O. Hanson

MARVIN O. HANSON, PRES.
(Printed Name and Office)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State personally appeared SHARON CAMP, Corporation Representative of THE GREENS OF SCHERWOOD CORPORATION, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations there contained are true.

Witness my hand and official seal this 14th day of October, 1999.

Signature Marilynn Leslie

Printed: Marilynn Leslie, Notary Public

My commission expires: 2/28/2000
County of Residence: Lake

This instrument was prepared by DAVID K. RANICH, Attorney at Law, 720 W. Chicago Ave., Suite 238, East Chicago, Indiana 46312 - Attorney No. 5878-45.

Mail to: