

2000 016663

2000 MAR - 6 AM 10:40

M. J. W. CARTER  
RECORDER

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH, That JAMES W. KLINE AND ANNA L. KLINE, HUSBAND AND WIFE, GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to BILLY E. HIGGINS AND EVELYN HIGGINS, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, as GRANTEE(S) in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:**

**THE EASTERLY 28.08 FEET OF THE WESTERLY 70.75 FEET (BY PARALLEL LINES AND AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE) OF TRACT 23 IN PEBBLE BROOKS, PHASE THREE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED MAY 17, 1993 IN PLAT BOOK 74 PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

COMMONLY KNOWN AS: 9454 VAN BUREN, CROWN POINT, IN 46307

SUBJECT TO SPECIAL ASSESSMENTS, ACCRUED BUT NOT YET DUE 1999 TAXES PAYABLE 2000, 2000 TAXES PAYABLE 2001 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

MAR 06 2000

SUBJECT TO EASEMENTS RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

UNIT NO. 33 KEY NO. 23-167-43

PETER BENJAMIN  
LAKE COUNTY AUDITOR

This Document is the property of the Lake County Recorder!

Dated this 1st day of March, 2000.

James W. Kline  
JAMES W. KLINE

Anna L. Kline  
ANNA L. KLINE

STATE OF INDIANA  
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of March, 2000, personally appeared: **JAMES W. KLINE AND ANNA L. KLINE, 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.

My commission expires: 11/04/2006  
Resident of LaKe County

Signature Harro Gatons  
Printed Harro Gatons, Notary Public

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS: COMMUNITY TITLE COMPANY  
FILE NO L19051 Sch

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 2000, personally appeared: \_\_\_\_\_ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: \_\_\_\_\_  
Resident of \_\_\_\_\_ County

Signature \_\_\_\_\_  
Printed \_\_\_\_\_, Notary Public

This instrument prepared by **PATRICK J. McMANAMA**, Attorney at Law, Identification No: 9534-45

Return Deed To: **BILLY E. HIGGINS AND EVELYN HIGGINS 9454 VAN BUREN, CROWN POINT, IN 46307**  
Send Tax Bills To: **BILLY E. HIGGINS AND EVELYN HIGGINS 9454 VAN BUREN, CROWN POINT, IN 46307**

11:00  
28.  
Comm  
#1241