

STATE OF INDIANA
LAKE COUNTY
FILED

RECORDED
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00-00219

2000 SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Schema Development Company, L.L.C., an Indiana limited liability company ("Grantor") of Lake County, in the State of Indiana, CONVEYS to James KOZAK and Barbara KOZAK husband and wife ("Grantee") of Lake County, in the State of Indiana, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate commonly known as 9220 Morris Drive, Hobart in Lake County, in the State of Indiana and more completely described as:

Lot 29, Deep River Pointe, as shown in Plat Book 80, Page 96, Lake County, Indiana ("Real Estate").

SUBJECT TO the lien of real estate taxes due and payable in 1999, and all prior and subsequent years, to all general and special assessments and all other governmental, municipal and public dues, charges and impositions not delinquent, each of which Grantee assumes and agrees to pay, and to the following:

1. All easements, restrictions, agreements, covenants and other encumbrances and matters of record;
2. All rights of the public, the State of Indiana and any political subdivision of the State of Indiana (including, without limitation, counties and municipalities) in and to that part of the Real Estate which has been taken or used for highways, streets, rights-of-way or related purposes;
3. All applicable zoning, building and land use, and other governmental restrictions, laws, ordinances, rules and regulations; and
4. All matters that would be disclosed by an accurate inspection or Indiana Land Title Association minimum standard detail requirements survey of the Real Estate; and
5. All matters shown on Exhibit A attached hereto and incorporated herein.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to the matters to which this conveyance is hereinabove made subject) against those claims, and only those claims, of all persons whomsoever who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, under, by or through, or based upon the acts of, Grantor, but not otherwise.

The undersigned person executing this deed on behalf of Grantor certifies that he/she has been duly authorized and fully empowered by all necessary action of Grantor, and has full power and authority to execute and deliver this deed.

LAWYERS TITLE INS. CORP.
ONE PROFESSIONAL CENTER
SUITE 215
CROWN POINT, IN 46307

00283

16.00
E.P.
L.Y

25X

Send Tax statements to and Grantee's post office address is:

JAMES & BARBARA KOZAK
9220 NORRIS DR.
HOBART, IN 46342

IN WITNESS WHEREOF, Grantor has executed this deed this 24 day of FEBRUARY, 2000.

Schema Development Company, LLC

David V. Gutierrez

By: for GEC MANAGEMENT LLC

Printed: DAVID V. GUTIERREZ

Title: MANAGER

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

STATE OF Colorado)

) SS:

COUNTY OF Denver)

Before me, a Notary Public in and for the State of Colorado, personally appeared David V. Gutierrez, the manager of Schema Development Company, LLC, who acknowledged the execution of the foregoing Special Warranty Deed on behalf of Schema Development Company, LLC, and who, having been duly sworn, stated that any representations contained therein are true.

WITNESS my hand and Notarial Seal this 24th day of February, 2000.

[ATTACH OFFICIAL SEAL]

Della K. Moore
Notary Public
Della K. Moore
Printed

I am a resident of Jefferson County, Colorado. My commission expires: 1/29/2002

This instrument was prepared by: James M. Matthews, BAKER & DANIELS, 205 W. Jefferson Boulevard, South Bend, IN 4660.