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2000 MAR 17 PM 2: 24

MORRIS W. FINER  
RECORDER

Key Nos. 12-14-0211-0021

### WARRANTY DEED

THIS INDENTURE WITNESSETH that RAYMOND J. ROVAI and PHYLLIS P. ROVAI, Husband and Wife ("Grantors"), of Lake County, State of Indiana, CONVEY and WARRANT to

ANTONIO L. BELMONTE

of Lake County, Indiana ("Grantee"), for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following real estate in Lake County, in the State of Indiana, to-wit:

Lot 21, Unit 12, Block 1, Briar Ridge Country Club Addition to the Town of Dyer, Lake County, Indiana as recorded in Plat Book 65, Page 25, in the Office of the Recorder of Lake County, Indiana (1000 Royal Dublin Lane, Dyer, Indiana)

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

1. The lien of taxes payable May 2000 and thereafter, the amount thereof having been prorated between the parties;
2. Easements, restrictions, covenants of prior deeds, legal rights-of-way and any other matters of record affecting the title to the above described real estate; and
3. The provisions of the Declaration of Covenants, Conditions and Restrictions for Briar Ridge Country Club Additions, the Articles of Incorporation, By-Laws, and Rules and Regulations of the Briar Ridge Property Owner's Association, Inc., as recorded on August 3, 1987 as document number 931406 in the Office of the Recorder of Lake County, Indiana, as thereafter amended, restated and/or corrected.

Dated this 17th day of March, 2000.

*Raymond J. Rovai*  
RAYMOND J. ROVAI

*Phyllis P. Rovai*  
PHYLLIS P. ROVAI

State of Indiana )  
                          ) SS:  
County of Lake    )

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of March, 2000 personally appeared RAYMOND J. ROVAI and PHYLLIS P. ROVAI, husband and wife, and acknowledged the execution of the foregoing deed.

*James P. Ward*  
\_\_\_\_\_  
, Notary Public

My Commission Expires: 10-17-06  
Resident of LAKE County INDIANA

This instrument prepared by: William I. Fine, Attorney at Law, 2833 Lincoln Street, Highland, IN 46322

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

Send Tax Bills to:  
*Antonio L Belmonte*  
*1900 LAKE STREET*  
*DYER, INDIANA 46311*

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

MAR 17 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

14.00  
E.P.  
5380

2000 MAR 19