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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 043930

2000 JUN 22 AM 10:07

MORRIS W. CARTER
RECORDER

Send tax bills to:
1312 Island Drive
Shelby, IN 46377

File Number: 100400

Parcel Number: (02)03-0200-0068 & 03-

0200-0070

WARRANTY DEED

THIS INDENTURE WITNESSETH, That *Katherine M. Derr*, (Grantor) of Lake County, in the State of Indiana, CONVEY AND WARRANT(S) to *James W. Keller* (Grantee) of Lake County, in the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

See Exhibit "A" attached hereto

More commonly known as: 1312 Island Drive, Shelby, Indiana 46377.

Subject to: (1) All unpaid real estate taxes and assessments for 1999 payable in 2000, and for all real estate taxes and assessments for all subsequent years. (2) All easements, conditions, restrictions, covenants, limitations and building setback lines contained in proper instruments of record. (3) All building and zoning ordinances.

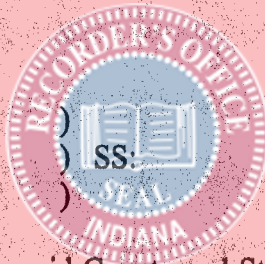
IN WITNESS WHEREOF, Grantor has executed this deed this 5th day of June, 2000.

Signature *Katherine M. Derr*
Katherine M. Derr

Signature _____

STATE OF INDIANA

COUNTY OF Jasper



Before me, a Notary Public in and for said County and State, personally appeared *Katherine M. Derr*, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this June 5, 2000.

Traci R. Hurst
Notary Public, State of Indiana
Jasper County
My Commission Exp. 08/21/2000

Signature *Traci R. Hurst*
Traci R. Hurst, Notary Public

This instrument prepared by: Law Offices of R. Brian Woodward, P.C., Atty ID 2303-45,
2621 W. Lincoln Hwy., Merrillville, IN 46410

Return Deed To: Guaranteed Fidelity Title Corp., 401-15th Street S.E. Suite 3
DeMotte, IN 46310

5269 16.00
E.P.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 22 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

01824

PARCEL I:

Lot #41 of an unrecorded plat of Shady Shore Addition to Shelby, Indiana, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of Section 33, Township 32 North, Range 8 West of the 2nd P.M., Lake County, Indiana, and running thence South 1190 feet; thence West 362.95 feet; thence South 28° 02' East 112 feet; thence South 60° 38' West 190.20 feet; thence North 41° 27' West 96.70 feet; thence South 63° 08' West 115.90 feet; thence South 15° 19' West 244.80 feet; thence South 30° 24' East 263.85 feet; thence South 50° 06' West 100 feet; thence South 79° 19' 30" West 50 feet; thence North 73° 21' West 200 feet; thence South 80° 39' West 100 feet; thence North 72° 28' 30" West 100 feet; thence South 50° 52' 30" West 175 feet; thence South 77° 47' West 150 feet; thence North 59° 44' West 100 feet; thence North 79° 35' West 150 feet (this point being the beginning of this description); thence North 10° 25' East 102 feet to the South Bank of Shady Shores Channel; thence West along said Bank 51.3 feet; thence South 10° 25' West 90 feet; thence South 79° 35' East 30 feet to the place of beginning, the Southerly 15 feet being reserved for road purposes.

PARCEL II:

Part of the Northwest Quarter of Section 33, Township 32 North, Range 8 West of the 2nd P.M., more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of Section 33, Township 32 North, Range 8 West of the 2nd P.M., Lake County, Indiana and running thence South 1190 feet; thence West 362.95 feet, thence South 28° 02' East 112 feet; thence 60° 38' West 190.20 feet; thence North 41° 27' West 96.70 feet; thence South 63° 08' West 115.90 feet; thence South 15° 19' West 244.80 feet; thence South 30° 24' East 263.85 feet; thence South 50° 06' West 100 feet; thence South 79° 19' 30" West 50 feet; thence North 73° 21' West 200 feet; thence South 80° 39' West 100 feet; thence North 72° 28' 30" West 100 feet, thence South 50° 52' 30" West 175 feet; thence South 77° 47' West 150 feet; thence North 59° 44' West 100 feet; thence North 79° 35' West 100 feet (this point being the beginning of this description); thence North 10° 25" East 95 feet to the South Bank of Shady Shores Channel; thence West along said Bank 50.45 feet; thence South 10° 25" West 102 feet; thence South 79° 35' East 50 feet to the point of beginning, in Lake County, Indiana.