

WARRANTY DEED

2000 053687

THIS INDENTURE WITNESSETH THAT:

MAITLAND R. DAVIDSON of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO:

JJD, L.L.C., a limited liability company, of Lake County in the State of Indiana,

FOR AND IN CONSIDERATION OF *Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:*

STATE OF INDIANA
LAKE COUNTY
RECORDER
JUL 31 AM 10:30
NOTES W/ OTHER
FOR ORDER

(See Exhibit "A", attached hereto and made a part hereof.)

The above-described real estate is more commonly known as:
149 W. Commercial Avenue, Lowell, IN 46356

This Document is the property of
the Lake County Recorder!

State of Indiana, Lake County, ss:

Dated this 27 day of July, 2000.

Before me, the undersigned, a Notary Public in and for said County and State this 27th day of July, 2000, personally appeared:

Maitland R. Davidson
MAITLAND R. DAVIDSON

MAITLAND R. DAVIDSON

And acknowledged the execution of the foregoing deed as his free and voluntary act for the uses and purposes therein set forth.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

JUL 31 2000

My commission expires September 11, 2007.

PETER BENJAMIN
LAKE COUNTY AUDITOR

Stephen M. Brenman
STEPHEN M. BRENNAN, Notary Public
(print or type name of Notary)
A resident of Lake County



TAX KEY NO:

Parcel 3: 4-6-60
Parcel 4: 4-48-13
Parcel 5: 4-48-14
Parcel 6: 4-48-19

MAIL TAX BILLS TO:

149 West Commercial Avenue
Lowell, Indiana 46356



01861

This instrument prepared by: **STEPHEN M. BRENNAN, STEPHEN M. BRENNAN, P.C.**
Attorneys at Law Westfield Commons, South Complex
107 W. 79th Ave., Merrillville, IN 46410; (219) 791-0000

16.00
AM

HOLD FOR FIRST AMERICAN TITLE

25x10

Exhibit "A"
Legal Description

Parcel 3: Part of the Southeast quarter of the Southwest quarter of Section 23, Township 33 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point on the South line of said tract, which is 274.75 feet East of the Southwest corner thereof, and running thence North 29 degrees 2 minutes West 136.36 feet to a point on the South line of Commercial Avenue, which is 210.60 feet Northeasterly (measured along the Southerly line of Commercial Avenue) from the South line of said tract; thence Southwesterly along the Southerly line of Commercial Avenue, 44.70 feet; thence Southeasterly in a straight line to a point on the South line of said tract which is 50.90 feet West of the place of beginning; thence East along the South line of said tract 50.90 feet to the place of beginning.

Parcel 4: Lot 23, in Yates and Miller Subdivision, in the Town of Lowell, as per plat thereof recorded in Plat Book 17, page 16, in the Office of the Recorder of Lake County, Indiana.

Parcel 5: Lot 24, in Yates and Miller Subdivision, in the Town of Lowell, as per plat thereof recorded in Plat Book 17, page 16, in the Office of the Recorder of Lake County, Indiana.

Parcel 6: The North 116.40 feet of Lot 22, and the East 16 feet of the North 116.40 feet of Lot 20, in Yates and Miller Subdivision, as per plat thereof recorded in Plat Book 17, page 16, in the Office of the Recorder of Lake County, Indiana.

together with an easement for ingress, egress and regress, through and over the East 11 feet of the South 75.60 feet of Lot 22, in Yates and Miller Subdivision, in the Town of Lowell, as per plat thereof recorded in Plat Book 7, page 16, in the Office of the Recorder of Lake County, Indiana, as created in Warranty Deed dated June 23, 1949 and recorded August 5, 1949 in Deed Record 843, page 105, as Document No. 417000, made by John Miller and Ida Miller, husband and wife, to Myrle E. Goodwin and Lucille Goodwin, husband and wife.

The within conveyance is made given and delivered "AS IS AND SHOWN" and is subject nevertheless to:

- (1) Taxes for 1999, payable in 2000, and thereafter;
- (2) Applicable building codes and zoning ordinances;
- (3) Covenants, easements, assessments, restrictions and conditions of records; and
- (4) Adverse environmental conditions of the Real Estate (inclusive of the land and any buildings situated thereon) including, but not limited to, adverse environmental conditions of the ground, soil, water, groundwater, buildings and other structures, or otherwise, contained within any building situated thereon and/or a appurtenant thereto.