

2

### WARRANTY DEED

1505 HK00

9-58-4 + 9-58-5 U23

THIS INDENTURE WITNESSETH that DENNIS R. GUMBERT and LINDA K. GUMBERT a/k/a LINDA K. GUMBERT-HINKLE, as tenants in common ("Grantor's") of Lake County, in the State of Indiana, CONVEY and WARRANT to MICHAEL P. DEXTER and KAREN E. DEXTER, husband and wife, of Lake County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

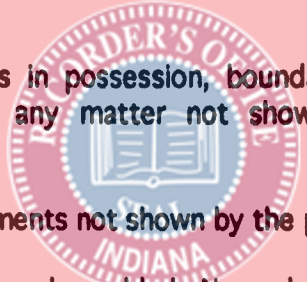
PARCEL 1: Lots 3 and 4, Block 14, Railroad Addition to the Town, now City of Crown Point, as shown in Miscellaneous Record "A", Page 508, in Lake County, Indiana.

PARCEL 2: Right and easement to go upon, over, and across and to use the following described real estate: Lot 2, Block 14, except the East 66 feet thereof, railroad addition to the Town, now City of Crown Pint, as shown in Miscellaneous Record "A", Page building located thereon, as created in that certain agreement for easement dated September 19, 1967 and recorded September 28, 1967, as Document No. 723458, made by Irene R. Schroeder, a single woman, of Lake County Trust Company, as Trustee under a Trust Agreement dated June 23, 1966, and known as Trust No. 1250.

Subject to the following:

- a. Rights or claims of parties in possession, boundary line disputes, overlaps, encroachments, and any matter not shown by the public records.
- b. Easements or claims of easements not shown by the public records.
- c. Taxes for the year 1999 due and payable in November 2000 and taxes for all subsequent years, not yet doing payable.
- d. Terms and Provisions consent to encroach by Ronald Cassa and Douglas M. Charles and Dennis Gumbert and Linda Gumbert dated November 10, 1997 and recorded November 18, 1997 as Document No. 97079066.
- e. All rights as a result of a lease agreement entered into by and between Dennis Gumbert and Linda Gumbert and Kathy A. McDaniel, d/g/a/ We Got the Look, Inc., which terminates on February 28, 2001.
- f. All rights as a result of a lease agreement entered into by and between Dennis Gumbert and Linda Gumbert and Center Township Trustee of Lake County, Indiana by Louis Ferrero, Trustee due to expire August, 2002

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MORRIS W. CARTER  
RECORDER

2000 057385

2000 AUG 10 PM 12:30

HOLD FOR MERIDIAN TITLE CORP  
STATE OF INDIANA  
FILED FOR RECORD

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

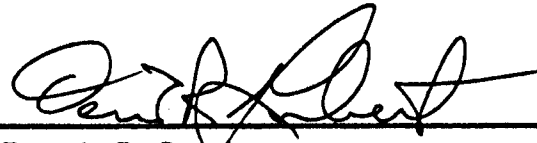
AUG 10 2000

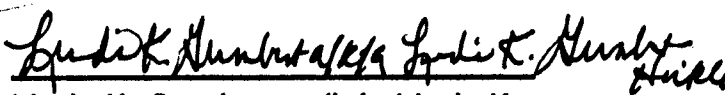
PETER BENJAMIN  
LAKE COUNTY AUDITOR

Handwritten notes: 17, cm, CR 2114

g. Any statement of facts that an accurate survey would reveal.

IN WITNESS WHEREOF, Grantors have executed this Deed this 8  
day of August, 2000.

  
Dennis R. Gumbert

  
Linda K. Gumbert a/k/a Linda K.  
Gumbert-Hinkley

STATE OF INDIANA )



COUNTY OF LAKE )

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the Lake County Recorder!

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dennis R. Gumbert and Linda K. Gumbert a/k/a Linda K. Gumbert-Hinkley, 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 seal this 8<sup>th</sup> day of August, 2000.

My Commission Expires:  
**KIMBERLY SIMPSON**  
Notary Public, State of Indiana  
Resident of Porter County  
My Commission Expires: 10/26/07  
Resident of Lake County, Indiana

  
  
Notary Public

Mail tax statements to:  
Michael P. Dexter & Karen E. Dexter

*3627 St Andrews  
Crown Point, In  
46307*

Return this document to:  
Michael P. Dexter & Karen E. Dexter

This Instrument prepared by D. Eric Neff, Attorney at Law  
270 North Main Street, Suite A Crown Point, Indiana 46307