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Mail Tax Bills To: 736 N. Maple
Crown Point, IN
46307

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Tax Key No. 9-550-5

2000 057802

2000 AUG 14 AM 9:04

MORRIS W. CARTER
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: PENN OAKS ENTERPRISES, LLC
of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO: F & H PROPERTIES II, INC.
of Lake County in the State of Indiana

for and in consideration of Ten Dollars and other good and valuable
consideration, the receipt of whereof is hereby acknowledged, the following Real
Estate in Lake County in the State of Indiana, to wit:

Lot 5 in Penn Oak Unit One, in the City of Crown Point, as
per plat thereof, recorded in Plat Book 88 page 26, in the
Office of the Recorder of Lake County, Indiana

Subject To:

1. November installment of taxes for 1999 payable 2000; taxes for 2000, payable 2001, and subsequent years;
2. Highways, easements, right-of-ways, and restrictions of record, if any;
3. Building line over the Southerly 25 feet;
4. Easement for sewer system dated January 15, 1998 and recorded July 9, 1996 as Document No: 96045430;
5. Restrictive Covenants Penn Oaks Enterprises, LLC, Unit One, recorded hereafter; and

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

00809

AUG 11 2000

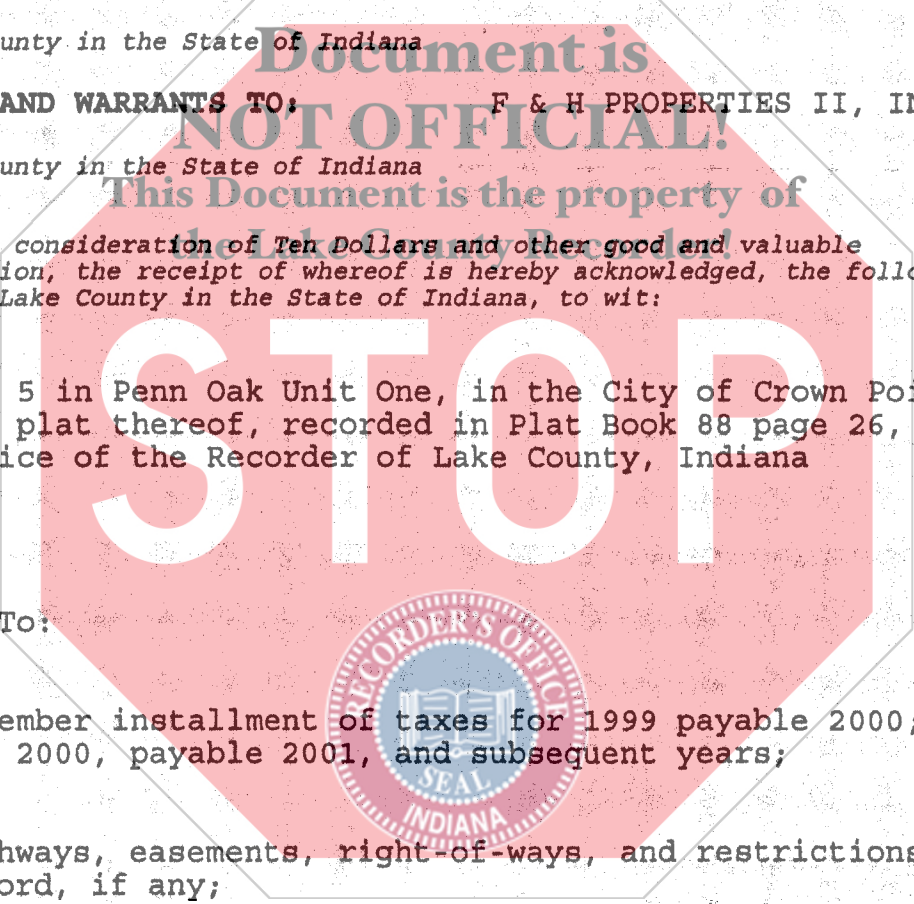
PETER BENJAMIN
LAKE COUNTY AUDITOR

Returns: Fleming Realty

17.00
E.P.
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920003906

TICOR TITLE INSURANCE
Crown Point, Indiana



6. Property Owner's Association Declarations and Restrictions of Property Ownership recorded hereafter.

Dated this 27 day of July, 2000.

PENN OAKS ENTERPRISES, LLC

By:

Thomas Fleming, Member

Document is NOT OFFICIAL!

ATTEST:

Karl E. Hand, Member

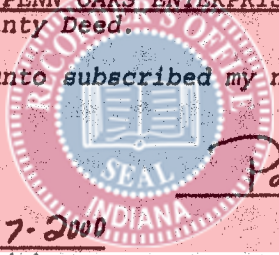
This Document is the property of the Lake County Recorder!

(Corporate Seal)

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of July, 2000, personally appeared: Thomas Fleming, and Karl E. Hand, as members of PENN OAKS ENTERPRISES, INC. and acknowledged the execution of the foregoing Warranty Deed.

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



Patricia A. Rabb

My Commission Expires: 8-17-2000
County of Residence : LAKE

PATRICIA ANN RABB
Notary Public, State of Indiana
County of Lake
My Commission Expires 08/17/2000

THIS INSTRUMENT PREPARED BY:

KARL E. HAND, Attorney at Law
3235 - 45th Street, Highland, Indiana 46322

219/924-2640