

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2000 058000

2000 AUG 14 PM 12:13

MORRIS W. CARTER  
RECORDER

Tax Key No. 12-162-3

MAIL TAX BILLS TO:  
Sand Ridge Bank  
P.O. Box 598  
Scherverville, IN 46375

### QUIT-CLAIM DEED

This Indenture witnesseth that **JAMES A. MODROWSKI** of Lake County, State of Indiana, releases and quit-claims to **JAMES A. MODROWSKI and KRISTY S. MODROWSKI, husband and wife, as tenants by entireties**, of Lake County, 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:

PART OF TRACT 3, VENTURA TOWNHOMES PHASE 2, A PLANNED UNIT DEVELOPMENT, IN THE TOWN OF ST. JOHN, AS SHOWN IN PLAT BOOK 73, PAGE 7, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID TRACT 3 THAT IS SOUTH 20 DEGREES 26 MINUTES 26 SECONDS EAST, 133.55 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 3; THENCE SOUTH 20 DEGREES 26 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 26.03 FEET; THENCE SOUTH 66 DEGREES 53 MINUTES 41 SECONDS WEST, A DISTANCE OF 171.55 FEET, TO THE WESTERLY LINE OF SAID TRACT 3; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 220.00 FEET AND A CHORD THAT BEARS NORTH 04 DEGREES 15 MINUTES 34 SECONDS WEST, 27.48 FEET, AN ARC DISTANCE OF 27.49 FEET; THENCE NORTH 66 DEGREES 53 MINUTES 41 SECONDS EAST, A DISTANCE OF 163.89 FEET TO THE POINT OF BEGINNING.

Commonly known as 8635 Kelly Drive, St. John, Indiana 46373.

Subject To: all unpaid real estate taxes and assessments for 1999 payable in 2000, and for all real estate taxes and assessments for all subsequent years.

Subject To: all covenants, easements, rights-of-way, building lines, highways, roads, street, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

This transaction is an exempt transaction pursuant to reason No. 7.

Dated this 9TH day of AUGUST, 2000.

*James A. Modrowski*  
JAMES A MODROWSKI

STATE OF INDIANA )  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 9TH day of AUGUST, 2000, personally appeared **JAMES A. MODROWSKI** and acknowledged the execution of the foregoing deed.  
**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.

*Lynn M. Szala*  
LYNN-M. SZALA, Notary Public

My Commission Expires: 11/25/00  
County of Residence: LAKE

This instrument prepared by: Rhett L. Tauber, Esq./Anderson & Tauber, P.C.  
9211 Broadway, Merrillville, IN 46410/Phone: 219/769-1892

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 14 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

0918  
150386  
14<sup>00</sup> TIX