

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2000 060226

2000 AUG 21 AM 9:24

MORRIS W. CARTER  
RECORDER

**WARRANTY DEED**

MAIL TAX BILLS TO: 11944 WEST 90TH AVE  
ST. JOHN, INDIANA 46373

TAX KEY NUMBER: 12-<sup>60</sup>58-22

**THIS INDENTURE WITNESSETH, That** DAVID E. WELCH AND JEANETTE WELCH, HUSBAND AND WIFE ("Grantor(s)") of LAKE County in the State of INDIANA

CONVEYS AND WARRANTS TO MICHAEL J. PHIPPS AND KATHLEEN J. PHIPPS, HUSBAND AND WIFE of LAKE County in the state of INDIANA

in consideration of \$1.00 (One) Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

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LOT 38 IN TIMBERLANE UNIT 1-A, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 44 PAGE 5 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, INDIANA

STOP

COMMONLY KNOWN AS: 11944 WEST 90TH AVE, ST. JOHN, INDIANA 46373

*This Conveyance is Made Subject to:*

- 1) Past, current and subsequent years real estate taxes;
- 2) The terms covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
- 3) All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty;
- 4) Roads and highways, streets and alleys;
- 5) Limitation by fences and/or other established boundary lines;
- 6) Easements, if any, for established ditches and/or drains.

State of INDIANA County of LAKE ss: Dated this 15TH day of AUGUST 2000

Before me, the undersigned, a Notary Public in and for said County and State, this 15TH day of AUGUST 2000 personally appeared:

DAVID E. WELCH AND JEANETTE WELCH, HUSBAND AND WIFE

*David Welch* Seal  
 DAVID E. WELCH  
*Jeanette Welch* Seal  
 JEANETTE WELCH  
 Seal

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

*Susan M. Downing*  
 SUSAN M. DOWNING  
 Resident of LAKE  
 My Commission Expires 4-10-01  
 Notary Public  
 Lake County, Indiana  
 Public

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 18 2000

This Instrument prepared by: Robert B. Leopold, Attorney at Law, P.O. Box 3330; Munster, IN 46321 219/922-9661 Lake County, IN Attorney Registration Number: 8767-45

PETER BENJAMIN  
LAKE COUNTY AUDITOR

\*\*\*NO LEGAL OPINION RENDERED\*\*\*

01260

14.00  
R

2600 344 BT BURNET TITLE  
Phipps H/O