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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2000 063545

2000 AUG 31 AM 10:43

MORRIS W. CARTER
RECORDER

Mail tax bills to:
2605 - 40th St.
Highland, IN 46322

WARRANTY DEED

This Indenture witnesseth that

Pipping Junior Family Limited Partnership, an Indiana Limited Partnership
of Lake County in the State of Indiana

Convey and warrant to

Michael G. Powers
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
and whereof is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana,
to-wit:

Lot 15 in Assenheimer's Addition to Highland, in the Town of Highland, as per plat thereof,
recorded in Plat Book 29, page 45, in the Office of the Recorder of Lake County, Indiana.

Key No. 27-209-15, Unit No. 16

commonly known as 2605 40th Street, Highland, IN 46322

Subject to: 1999 payable 2000 real estate taxes and all subsequent years thereto;
Special Assessments which are not shown as existing liens by the public records;

Reservation for tile drain contained in Warranty Deed recorded January 10, 1939 in Deed
Record 590, page 19.

Right of way and easement for pipe line as established by instrument in favor of Wabash
Pipe Line Company, as Delaware corporation, recorded May 4, 1959 in Book 743, page
498.

The partnership agreement establishing the partnership of Pipping Junior Family Limited
Partnership, together with all amendments thereto, property identified in writing by all the
partners as being the terms and provisions of the agreement under which the partnership
acquired and holds title, should be furnished; And this commitment is subject to such
further exceptions, if any, as may appear upon examination thereof.

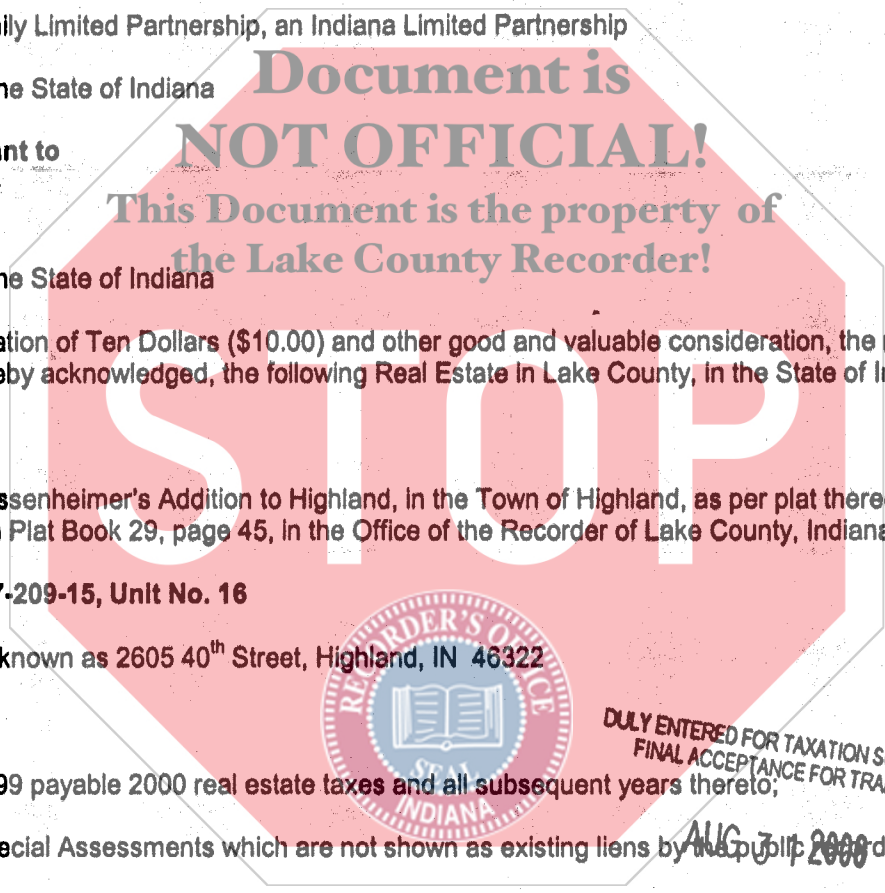
All building lines, conditions, covenants, easements, limitations, provisions, restrictions,
rights of way, and terms of record, if any.

F32130

HOLD FOR FIRST AMERICAN TITLE

02502

1600
E.P.
PA



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

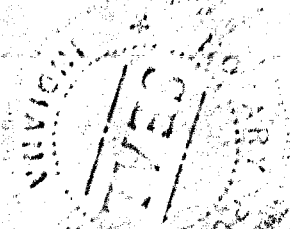
AUG 31 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

Dated this 28th day of August, 2000

PIPPING JUNIOR FAMILY LIMITED PARTNERSHIP,
AN INDIANA LIMITED PARTNERSHIP

*Donald J. Pipping, Jr., General Partner by
David E. Denny with Power of Attorney*
Donald J. Pipping, Jr., General Partner by David E.
Denny, pursuant to Power of Attorney dated
7-7-2000



STATE OF INDIANA)
COUNTY OF LAKE)

SS:

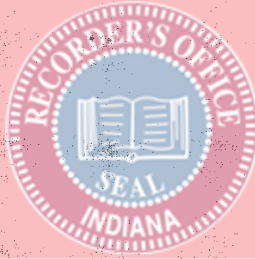
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NOT OFFICIAL!**

**This Document is the property of
the Lake County Recorder!**

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of August, 2000, personally appeared David E. Denny, who acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: February 15, 2007

Kim A. Diaz
Kim A. Diaz, Notary Public
Resident of Lake County



This instrument prepared by:

CASALE, SKOZEN, WOODWARD & BULS, LLP, by Joseph M. Skozen #358-45
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Telephone Number: (219) 736-2163; Facsimile Number: (219) 736-5025