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2000 066938

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MAIL TAX BILLS TO:
H. ALAN & KIM JONES
800 KILLARNEY DRIVE
DYER, IN 46311

RETURN TO: H. ALAN & KIM JONES
800 KILLARNEY DRIVE
DYER, IN 46311

92-3688 T107

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH THAT GEORGE E. WATSON DESIGNER-BUILDER, INC., an Indiana corporation (the "Grantor"), CONVEYS AND WARRANTS to H. ALAN JONES and KIM JONES, husband and wife as tenants by the entirety (the "Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit:

Lots 42 and 43, Briar Ridge Country Club Addition, Unit 13, a Planned Unit Development in Dyer, Indiana, as per plat thereof, recorded in Plat Book 65, page 46 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1040 and 1048 Tryall Lane, Dyer, Indiana, and warrants to Grantee only that the Real Estate is free from all encumbrances arising out of the acts of Grantor.

Tax Key No.: 14-214-42 and 43

Tax Unit No.: 12

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2000 payable in 2001 and for all years thereafter.
2. Unpaid sewage and water charges, if any.
3. Covenants, conditions and restrictions contained in the plat of Briar Ridge Country Club Addition, Unit 13, as per plat thereof, recorded in Plat Book 65, page 46.
4. Covenants, conditions and restrictions contained in an instrument recorded August 3, 1987, as Document No. 931406.
5. Covenants, conditions and restrictions contained in a Notice of the Amendment and Restatement of the Rules and Regulations of Briar Ridge Property Owners Association, Inc., recorded on October 10, 1995, as Document No. 05060987.

FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 13 2000

00761

PAGE ONE OF THREE PAGES
PETER BENJAMIN
LAKE COUNTY AUDITOR

18.00
E.P.
T1

AUG 30 2000

25x10

6. Assessments for expenses levied in favor of Briar Ridge Property Owners Association, Inc.
7. Building line over the Northerly 20 feet of Lot 42, as shown on the recorded plat of subdivision.
8. Building line over the Easterly 50 feet of the land, as shown on the recorded plat of subdivision.
9. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of subdivision.
10. Easement for utilities over the Westerly 15 feet and the Easterly 10 feet as shown on recorded plat of subdivision.
11. Easement for utilities over the Northerly 10 feet of Lot 42 as shown on recorded plat of subdivision.
12. All covenants, easements, rights of way, building lines, highways, roads, streets, 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.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned is a duly elected officer of Grantor and has been fully empowered by proper resolution of Grantor to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken. **GRANTOR CERTIFIES UNDER OATH THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE WITH RESPECT TO THE TRANSFER MADE BY THIS DEED.**

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 28th day of July, 2000.

GEORGE E. WATSON DESIGNER-BUILDER, INC.

By:


George E. Watson, President

STATE OF INDIANA
COUNTY OF LAKE

} SS:

Document is
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE E. WATSON, the President of GEORGE E. WATSON DESIGNER-BUILDER, INC., who acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 28th day of July, 2000.

Donna L. Craig
Notary Public

Printed Name: DONNA L. CRAIG

My Commission Expires:

07/18/08

County of Residence:

LAKE



This Instrument prepared by Glenn R. Patterson, Esq., Anderson & Tauber, P.C., 9211 Broadway, Merrillville, Indiana 46410

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grp\aw\real estate\watson\jones deed

AUG 30 2000

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