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MAIL TAX BILLS TO:  
UNIT C-1  
2700 GEORGETOWNE DRIVE  
HIGHLAND, INDIANA 46321

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT WATSON-RINEHAMMER DEVELOPMENT CO., LLC, an Indiana limited liability company (hereinafter the "Grantor"), CONVEYS AND WARRANTS to MICHAEL SARGOVETZ and IRENE SARGOVETZ, husband and wife as tenants by the entirety (hereinafter 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:**

Unit C-1, in Building 10 in Georgetowne Condominium, a Horizontal Property Regime, created by a Declaration of Condominium recorded April 9, 1997, as Document Number 97021231, and First, Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Amendments thereto recorded respectively on July 1, 1997, as Document No. 97042363, on September 22, 1997, as Document No. 97063462, on August 18, 1998, as Document No. 98064476, on March 16, 1999, as Document No. 99023328, on June 17, 1999, as Document No. 99050973, as amended and restated by instrument recorded August 3, 1999, as Document No. 99064545, on August 3, 1999, as Document No. 99064546, on February 10, 2000, as Document No. 2000 009519 as re-recorded on April 24, 2000 as Document No. 2000-027519, and on July 27, 2000, as Document No. 2000 053270, in the Office of the Recorder of Lake County, Indiana, together with an undivided interest in the common and limited common elements appertaining thereto

Commonly known as Unit C-1, 2700 Georgetowne Drive, Highland, Indiana.

Tax Key No.: 27-628-59 Taxing Unit No. 16

**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Taxes for 2001 payable in 2002, and for all years thereafter.
2. Covenants, conditions and restrictions contained in a deed, recorded September 19, 1942, in Deed Record 664 page 167, and also in a deed recorded August 31, 1944, in Deed Record 705 page 177, and also in a deed recorded October 2, 1944, in Deed Record 706 page 565, affecting the common area.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 10 2002

PETER BENJAMIN  
LAKE COUNTY AUDITOR

000611

18<sup>00</sup>  
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A

TIGOR TITLE & ISS.  
HIGHLAND, INDIANA 920016756 Sargovetz

3. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of Georgetowne, an Addition to the Town of Highland, recorded in Plat Book 81 page 30, in the Office of the Recorder of Lake County, Indiana, affecting the common area.
4. Utility easement as indicated by broken lines on the plat of Georgetowne, an Addition to the Town of Highland, recorded in Plat Book 81 page 30, in the Office of the Recorder of Lake County, Indiana, affecting the common area.
5. Ingress-egress easement as indicated on the plat of Georgetowne, an Addition to the Town of Highland, recorded in Plat Book 81 page 30, in the Office of the Recorder of Lake County, Indiana, affecting the common area.
6. Building lines as indicated on the plat of Georgetowne, an Addition to the Town of Highland, recorded in Plat Book 81 page 30, in the Office of the Recorder of Lake County, Indiana, affecting the common area.
7. Terms, provisions, covenants, easements and restrictions, in the Declaration of Georgetowne Condominium, recorded April 9, 1997, as Document No. 97021231, and all amendments thereto, including, but not limited to, the duties and obligations arising from automatic membership in Georgetowne Condominium Association, Inc., an Indiana nonprofit corporation and its successors and assigns.
8. Assessments for expenses levied in favor of Georgetowne Condominium Association, Inc., an Indiana nonprofit corporation and its successors and assigns, pursuant to the Declaration, which assessments shall have priority over all other liens except for tax liens on the unit in favor of any government assessing unit and special district and all sums unpaid on a first mortgage of record on the unit.
9. Certificate of Amendment of the Georgetowne Condominium Rules and Regulations dated March 26, 1998 and recorded March 31, 1998, as Document No. 98022202.
10. All other 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 persons executing this Deed represent and certify on behalf of Grantor that the undersigned are duly elected officers of Grantor and have 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.**

31<sup>st</sup> IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this \_\_\_\_\_ day of December, 2001.

WATSON-RINEHAMMER DEVELOPMENT  
CO., LLC, an Indiana limited liability company  
By the Estate of George E. Watson, Deceased,  
Member

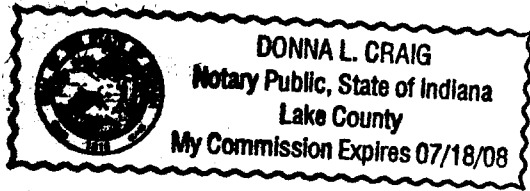
By: *Janet F. Watson*  
Janet F. Watson, Personal Representative

By: *Carroll A. Rinehammer*  
Carroll A. Rinehammer, Member

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JANET F. WATSON as Personal Representative of the Estate of George E. Watson, Deceased, and CARROLLA. RINEHAMMER, being all of the members of WATSON-RINEHAMMER DEVELOPMENT CO., LLC, 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 31<sup>st</sup> day of December, 2001.



Donna L. Craig  
Notary Public

Printed Name: DONNA L. CRAIG

My Commission Expires:

07/18/08

County of Residence:

LAKE

