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FILED 2002 JAN 29 8:55 AM
LAKE COUNTY, INDIANA

2002 009757

2002 JAN 29 AM 8:55

WARRANTY DEED

3

THIS INDENTURE WITNESSETH, that Roy Claussen and Delaine Claussen, a/k/a Roy A. Claussen and Delaine L. Claussen, husband and wife, as to an undivided 1/2 interest (the "Grantor"), CONVEYS AND WARRANTS to BUMBALES & SON, LLC, an Indiana Limited Liability Company ("Grantee"), for valuable consideration, receipt of which is hereby acknowledged, the following described real estate:

Parcel I: Lots 1 and 2 in Lake Station, in the City of Lake Station, as per plat thereof, recorded in Mortgage Record "F" page 126, in the Office of the Recorder of Lake County, Indiana, excepting from said Lot 1 that part conveyed to the Town of East Gary (now City of Lake Station), Lake County, Indiana, in Warranty Deed recorded January 19, 1917 in Deed Record 229 page 438, described as: Commencing at the Northeast corner of Lot 1, in the Original Town of Lake Station, Indiana, thence South on the Section line 16 feet; thence Westerly to the Northwest corner of said Lot 1, thence East Northeast to the place of beginning, all in Section 17, Township 36 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana.

Parcel II: The West 55 feet of the following described parcel: Part of the Northwest 1/4 of Section 16, Township 36 North, Range 7 West of the 2 Principal Meridian, in the City of Lake Station, Lake County, Indiana, described as follows: Beginning at a point on the West line of the Northwest 1/4 of said Section 16 and 685 feet North of the Southwest corner thereof, said point also being on the Northerly right of way line of the abandoned Gary Connecting Railroad (now Fairview Street); thence North along the West line of said Section 16, 130.88 feet, more or less, to the South line of Central Avenue; thence East along the South line of Central Avenue 115 feet; thence South parallel with the West line of Section 16, 131.13 feet, more or less, to the Northerly line of said abandoned railroad; thence Westerly 115 feet to the point of beginning, except the North 3 feet thereof.

Commonly known as 3461 Central Avenue, Lake Station, Indiana.

Subject, however to the following:

1. general taxes assessed for 2002 and all subsequent years;
2. ditches and drains, if any, and all rights therein;
3. easements, restrictions, and public rights-of-way of record.

920016089

TICOR TITLE INSURANCE
2686 Willowcreek Road
Portage, IN 46368

001658

JAN 28 2002

16-
M.H.
T.I.

IN WITNESS WHEREOF, Grantor has executed this deed this 22 day of January, 2002.

1

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GRANTOR:

PURSUANT TO POWER OF ATTORNEY
RECORDED 1-29-02 AS DOCUMENT
N. 2002-009755

PURSUANT TO POWER OF ATTORNEY
RECORDED 1-29-02 AS DOCUMENT
NO. 2002-009756

Roy A. Claussen by Margaret A. Williford
Roy A. Claussen

Delaine L. Claussen, by Margaret A. Williford
Delaine L. Claussen

by: Margaret A. Williford,
as Attorney-in-Fact

by: Margaret A. Williford,
as Attorney-in-Fact

STATE OF INDIANA)
) SS
COUNTY OF PORTER)

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of January, 2002, personally appeared: Roy A. Claussen and Delaine L. Claussen* who acknowledged the execution of the foregoing Warranty Deed. In witness whereof, I have subscribed by name and affixed my official seal. *Husband and Wife by Margaret A. Williford, As Attorney-in-Fact,

My Commission Expires:

08-15-08

Charlene M. Ronk
Charlene M. Ronk
Porter County Resident
, Notary Public

This instrument prepared by:

Margaret A Williford
HANDLON & HANDLON
3207 Willowcreek Road, Suite A
Portage, Indiana 46368
Telephone: (219) 763-7413

Send Tax Statements to:

Bumbales & Son, LLC
3461 Central Avenue
Lake Station, Indiana 46405

Send Recorded Instrument to:

Gregory Sobkowski, Esq.
HODGES & DAVIS, P.C.
6082 Lute Road
Portage, Indiana 46368