

2002 009762

2002 JAN 29 AM 9:57

Parcel No. 24-168-17

WARRANTY DEED

TICOR CP

ORDER NO. 920015060

THIS INDENTURE WITNESSETH, That Richard L. Fitzsimons, Jr. and Cynthia L. Fitzsimons, husband and wife (Grantor) of Lake County, in the State of INDIANA CONVEY(S) AND WARRANT(S) to Scott A. Coates

(Grantee) of Lake County, in the State of INDIANA, for the sum of TEN AND 00/100 Dollars (\$ 10.00)

and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

A part of Lot 36, Cedar Ridge Estates Unit 1, an Addition to the Town of Cedar Lake, as shown in Plat Book 46, Page 85, in Lake County, Indiana, described as follows: Beginning at the Northwest corner of Lot 36; thence South 00 degrees 00 minutes 00 seconds East a distance of 90.00 feet to an iron pipe at the point of beginning; thence South 89 degrees 25 minutes 25 seconds East a distance of 145.00 feet to an iron pipe; thence South 00 degrees 00 minutes 00 seconds East a distance of 90.00 feet to an iron pipe; thence North 89 degrees 25 minutes 25 seconds West a distance of 141.63 feet to an iron pipe; thence North along a curve to the right, having a radius of 216.42 feet, a distance of 38.23 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 52.00 feet to an iron pipe at the point of beginning.

SUBJECT TO COVENANTS AND RESTRICTIONS, EASEMENTS FOR STREETS AND UTILITIES, AND BUILDING LINES AS CONTAINED IN PLAT OF SUBDIVISION AND AS CONTAINED IN ALL OTHER DOCUMENTS OF RECORD; AND REAL ESTATE TAXES FOR 2001 PAYABLE IN 2002, TOGETHER WITH DELINQUENCY AND PENALTY, IF ANY, AND ALL REAL ESTATE TAXES DUE AND PAYABLE THEREAFTER

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 13311 Woodmar Place, Cedar Lake, Indiana 46303

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this 24TH day of January, 2002.

Grantor: Richard L. Fitzsimons Jr. (SEAL)
Signature [Signature]

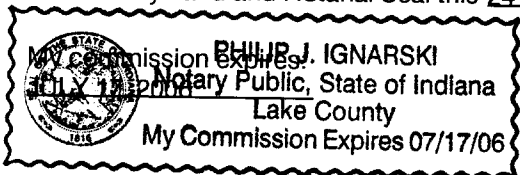
Grantor: Cynthia L. Fitzsimons (SEAL)
Signature [Signature]

Printed Richard L. Fitzsimons Jr., by Cynthia L. Fitzsimons, his Attorney
STATE OF INDIANA in Fact
COUNTY OF Lake

Printed Cynthia L. Fitzsimons
PURSUANT TO POWER OF ATTORNEY RECORDED
JAN. 28TH 2002 AS DOCUMENT NO. 2002-009761
ACKNOWLEDGEMENT

Before me, a Notary Public in and for said County and State, personally appeared Richard L. Fitzsimons, Jr. and Cynthia L. Fitzsimons who acknowledge the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 24TH day of January, 2002.



Signature [Signature]
Printed PHILIP J. IGNARSKI, Notary Name
Resident of LAKE County, Indiana.

This instrument prepared by DONNA LAMERE, ATTORNEY AT LAW

Return deed to 13311 Woodmar Place, Cedar Lake, Indiana 46303

Send tax bills to 13311 Woodmar Place, Cedar Lake, Indiana 46303

001662

JAN 28 2002

[Handwritten initials]
T.I.