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MERRILLVILLE
RECORDER

MAIL TAX BILLS TO:
7895 BROADWAY, SUITE J
MERRILLVILLE, IN 46410

RETURN TO: ACCENT HOMES, INC.
7895 BROADWAY, SUITE J
MERRILLVILLE, IN 46410

PARTNERSHIP WARRANTY DEED

THIS INDENTURE WITNESSETH THAT *B & J CONSTRUCTION*, an Indiana partnership (hereinafter the "Grantor"), of Lake County in the State of Indiana, **CONVEYS AND WARRANTS to *ACCENT HOMES, INC.*, of Lake County in the State of Indiana, for and 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:**

Lot 37, in Auburn Hills, Phase One, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 86 page 10, in the Office of the Recorder of Lake County, Indiana.

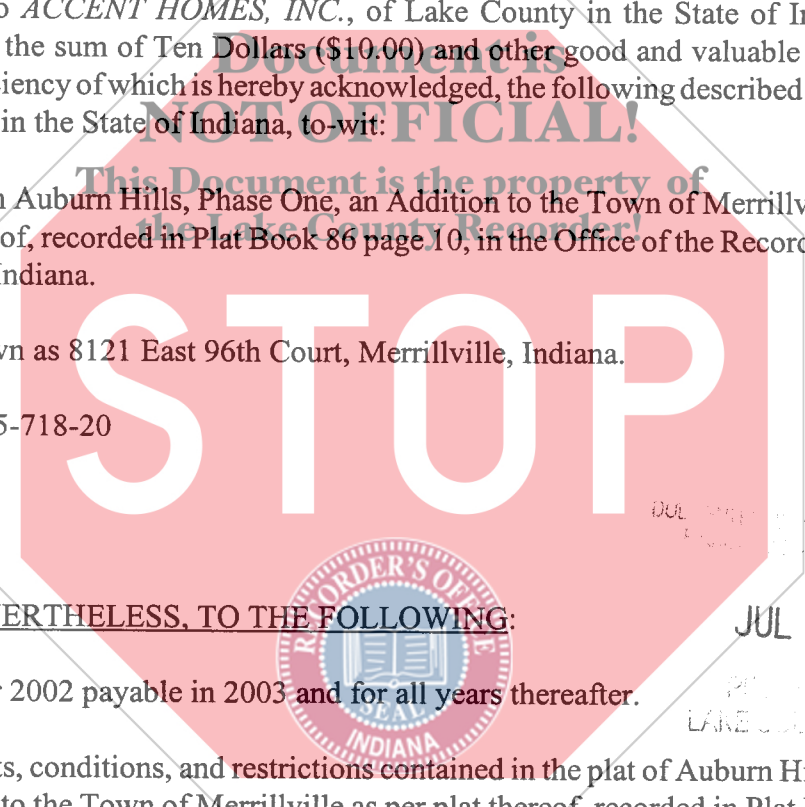
Commonly known as 8121 East 96th Court, Merrillville, Indiana.

Tax Key No.: 15-718-20

Unit No.: 8

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2002 payable in 2003 and for all years thereafter.
2. Covenants, conditions, and restrictions contained in the plat of Auburn Hills, Phase One, an Addition to the Town of Merrillville as per plat thereof, recorded in Plat Book 86, page 10.



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 RECORDER'S OFFICE
 LAKE COUNTY RECORDER

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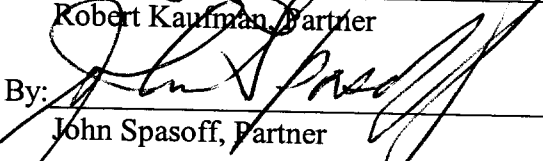
3. Covenants, conditions, and restrictions contained in an instrument, recorded January 22, 1999, as Document No. 99005826.
4. Grants and/or Reservations of easements contained on the recorded plat of subdivision.
5. Assessments for expenses levied in favor of Association pursuant to the Declaration, which assessments are subordinate to the lien of any first mortgage.
6. Building line affecting the Southeasterly 50 feet of the land, as shown on the recorded plat of subdivision.
7. Building line affecting the West 50 feet of the land, as shown on the recorded plat of subdivision.
8. Easement for drainage affecting the North 20 feet as shown on the recorded plat of subdivision.
9. Easement for utilities affecting the South 5 feet and the Southeasterly 5 feet as shown on the recorded plat of subdivision.
10. Easement for no access affecting the West 10 feet as shown on the recorded plat of subdivision.
11. Easement for utilities in favor of Northwest Indiana Water Company, an Indiana corporation, and its successors and assigns dated June 28, 1998, and recorded July 24, 1998, as Document No. 98056902.
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 persons executing this Deed represent and certify on behalf of Grantor that each of the undersigned is a partner of Grantor; that there are no other partners of Grantor; that they have the authority of the partnership to execute and deliver this Deed; that Grantor has full partnership capacity to convey the real estate described; and that all necessary legal action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 26 day of JUNE, 2002.

B & J CONSTRUCTION, an Indiana partnership

By: 
Robert Kaufman, Partner

By: 
John Spasoff, Partner

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT KAUFMAN and JOHN SPASOFF, all of the partners of B & J CONSTRUCTION, an Indiana partnership, 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 26th day of June, 2002.

This Document is the property of Ponce
the Lake County Recorder Notary Public

Printed Name: Lucille K. Ponce

My Commission Expires:
10-20-2006

County of Residence:
LAKE

*This instrument prepared by Glenn R. Patterson, Esq.
Tauber & Westland, P.C., 9211 Broadway, Merrillville, Indiana 46410*