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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2002 103046

2002 NOV 12 PM 12: 07

MORRIS W. CARTER  
RECORDER

MAIL TAX BILLS TO:

PERMANENT INDEX NO.:  
(10)01-0061-0006

### WARRANTY DEED

This indenture witnesseth that **MAX HANSEN**, of Will County in the State of Illinois conveys and warrants to **MONTE J. AND JEAN ANN WATT**, tenants by the entirety, of Lake County, the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

See Exhibit "A" attached hereto.

Subject to: (1) All unpaid real estate taxes and assessments for 2000 payable in 2001, and for all real estate taxes and assessments for all subsequent years. (2) All easements, conditions, restrictions, covenants, limitations and building setback lines contained in proper instruments of record. (3) All building and zoning ordinances.

Document is NOT OFFICIAL!

Dated this 4 day of October, 2002.

This Document is the property of the Lake County Recorder!

*Max Hansen*  
MAX HANSEN



STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, Notary Public in and for said County and State, this 4 day of October, 2002, personally appeared **MAX HANSEN**, and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

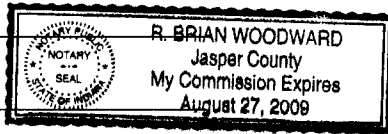
*R. Brian Woodward*

Notary Public

Printed Name: R. BRIAN Woodward

My Commission Expires: \_\_\_\_\_

My County of Residence: \_\_\_\_\_



This instrument prepared by:

**R. Brian Woodward of Casale, Woodward & Buls, LLP,**  
9223 Broadway, Suite A, Merrillville, Indiana 46410  
No legal opinion given or rendered **DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER**

Return Recorded Document To:

**Guaranteed Fidelity Title Corp.,**  
1205 S. Halleck Street, DeMotte, Indiana 46310

Hold For: **Precise**

NOV 12 2002  
PETER BENJAMIN  
LAKE COUNTY AUDITOR

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File No: 101591

EXHIBIT A - LEGAL DESCRIPTION

**PARCEL I:**

The South half of the North half of the Southwest Quarter of Section 17, Township 33 North, Range 9 West of the 2<sup>nd</sup> P.M., in Lake County, Indiana.

**PARCEL II:**

Part of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  in Section 17, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, described as follows: Commencing at the Southwest corner of said North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 17; thence South 88 degrees 49 minutes 31 seconds East along the South line of said tract, 706.31 feet to the point of beginning; thence North 00 degrees 04 minutes 58 seconds West, 155.00 feet; thence North 88 degrees 49 minutes 31 seconds West 46.79 feet; thence North 00 degrees 04 minutes 58 seconds West, 328.22 feet to the South line of Lot 1 in Foster Addition, as per plat thereof, recorded in Plat Book 72 page 83, in the Office of the Recorder of Lake County, Indiana; thence South 87 degrees 51 minutes 55 seconds East, along said South line, 46.81 feet to the West line of a tract of land conveyed to Blackman by Deed recorded August 4, 1987 as Document No. 931431, in the Office of the Recorder of Lake County, Indiana; thence South 00 degrees 04 minutes 58 seconds East, along said West line; 77.82 feet to a point, said point being the Southwest corner of said Blackman tract; thence South 88 degrees 49 minutes 17 seconds East, along the South line of said Blackman tract, 504.82 feet; thence South 01 degree 10 minutes 43 seconds West, 404.47 feet to the South line of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 17; thence North 88 degrees 49 minutes 31 seconds West, along said South line, 495.91 feet to the point of beginning.

**PARCEL III:**

Part of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  in Section 17, Township 33 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana, described as follows: Beginning at the Northeast corner of the Southwest  $\frac{1}{4}$  of said Section 17; thence South 00 degrees 09 minutes 56 seconds East, along the East line thereof 661.60 feet to the South line of the North  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 17; thence North 88 degrees 49 minutes 31 seconds West, along said South line, 1,434.39 feet; thence North 01 degrees 10 minutes 43 seconds East, 404.47 feet; thence South 88 degrees 49 minutes 17 seconds East, 125.18 feet; thence North 00 degrees 04 minutes 58 seconds West, 257.10 feet to the North line of the Southwest  $\frac{1}{4}$  of said Section 17; thence South 88 degrees 49 minutes 17 seconds East, along said North line, 1,299.36 feet to the point of beginning.

**EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:**

A parcel of land in the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 17, Township 33 North, Range 9 West of the Second Principal Meridian, all in Lake County, Indiana, described as follows: Commencing at the Northwest corner of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of said Southwest  $\frac{1}{4}$ ; thence South 0° 00' 00" East along the West line of said Southwest  $\frac{1}{4}$ , 190.0 feet to the point of beginning for this survey, (marked by PK Nail Set, this survey); thence South 87° 59' 10" East 706.88 feet to a  $\frac{3}{4}$ " iron pipe with Plumb, Tuckett and Associates, Inc. I.D. cap set this survey; thence South 0° 04' 58" East 190.86 feet to a  $\frac{3}{4}$ " iron pipe with P.T.A. I.D. cap set this survey; thence North 87° 59' 10" West 707.16 feet to a PK Nail Set, on the West line of said Southwest  $\frac{1}{4}$  this survey; thence North 0° 00' 00" West along said West line 190.84 feet to the point of beginning, containing 3.1 acres, more or less.

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