

INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2003 077067

2003 JUL 23 10:54 AM

MOBILE

MAIL TAX BILLS TO:  
UNIT B-2  
2741 GEORGETOWNE DRIVE  
HIGHLAND, INDIANA 46322

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT GEORGE E. WATSON DEVELOPMENT CORPORATION**, an Indiana corporation (hereinafter the "Grantor"), **CONVEYS AND WARRANTS** to **MARY C. PHILLIPS** (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 B-2, in Building 11 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, Eighth, Ninth and Tenth 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, on July 27, 2000, as Document No. 2000 053270, on January 25, 2002, as Document No. 2002 009192, and on August 23, 2002, as Document No. 2002-075750, 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 B-2, 2741 Georgetowne Drive, Highland, Indiana.

Tax Key No.: 27-628-71

Taxing Unit No. 16

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

923-3147  
TICOR TITLE INSURANCE  
2050-45TH AVE  
HIGHLAND, IN 46322

JUL 24 2003  
STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

20  
08/17

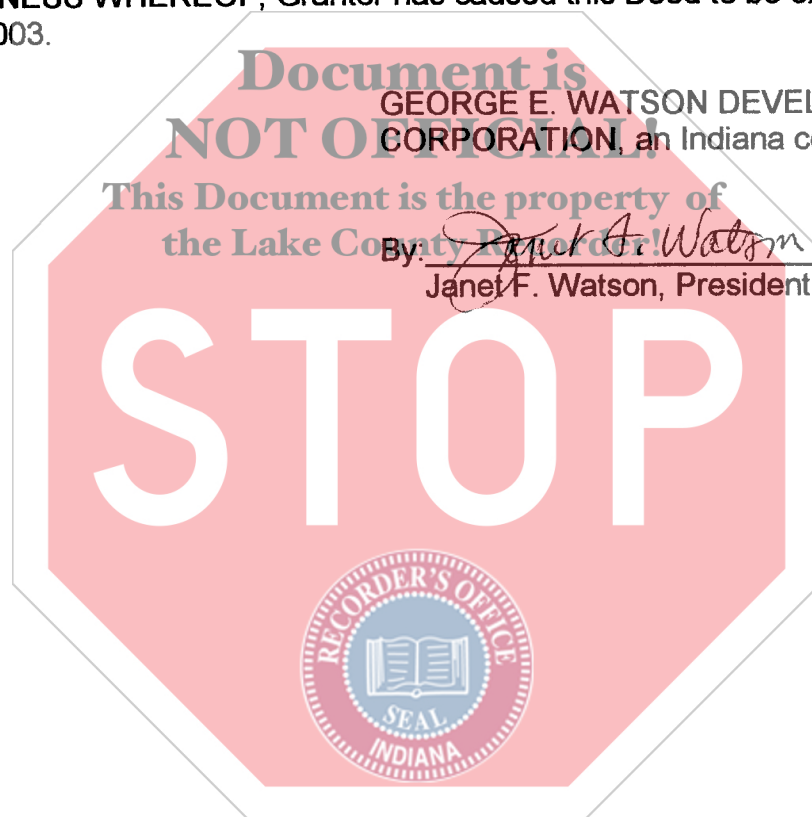
**SUBJECT, NEVERTHELESS, TO THE FOLLOWING:**

1. Taxes for 2003 payable in 2004, 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.
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, and as amended by Certificate of Correction recorded April 28, 1997, as Document No. 97026241, 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. Easement for electrical lines in favor of Northern Indiana Public Service Company dated August 3, 2001, as Document No. 2001 069553, affecting the common area.
11. Covenants, conditions and restrictions contained in an instrument recorded August 22, 2001, as Document No. 2001 067168.
12. 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.

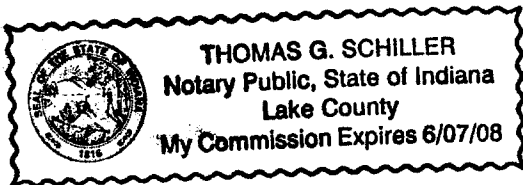
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 18th day of July, 2003.

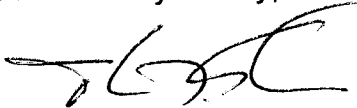


STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF LAKE        )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JANET F. WATSON, the President GEORGE E. WATSON DEVELOPMENT CORPORATION, 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 18th day of July, 2003.

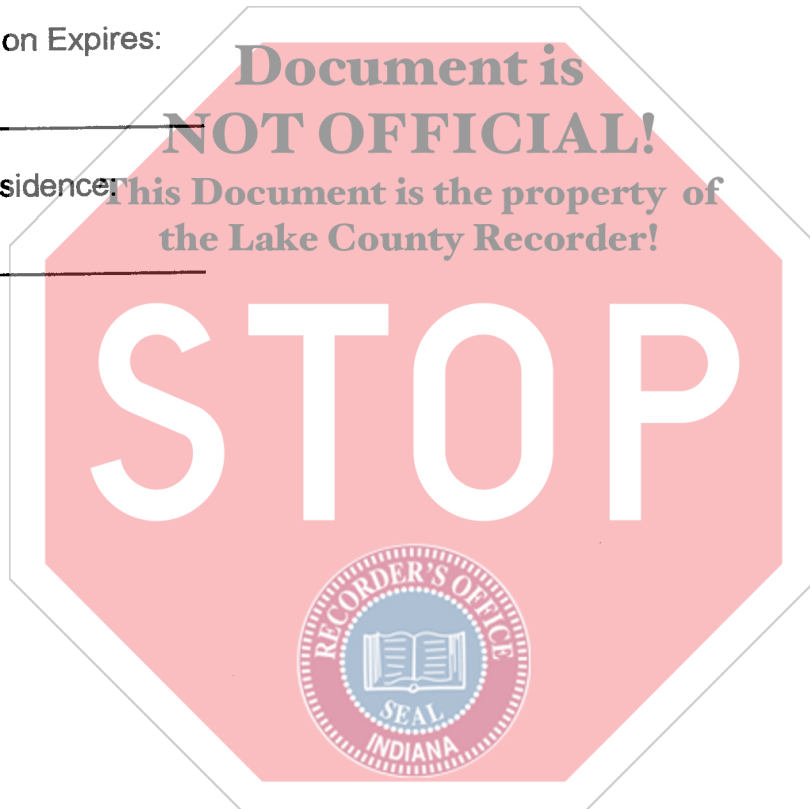


  
\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

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

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



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