

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2003 108623

2003 OCT -9 AM 9:03

MORRIS W. CARTER  
RECORDER

MAIL TAX BILLS TO:  
1002 Sterling Ct.  
Crown Point IN 46307

RETURN TO:

**WARRANTY DEED**

THIS INDENTURE WITNESSETH THAT **WOODSHOP, LLC, an Indiana limited liability company** (hereinafter the "Grantor"), of Lake County in the State of Indiana, **CONVEYS AND WARRANTS to SCOTT A. PHILLIPS and JULIE A. PHILLIPS, husband and wife as tenants by the entireties**, 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:

Part of Lot 1, White Hawk Country Club Phase 5, Block 1, an Addition to the City of Crown Point, Lake County, Indiana, as recorded in Plat Book 88 page 28, in the Office of the Recorder, Lake County, Indiana, excepting therefrom a parcel described as follows: Commencing at the Northwest corner of said lot; thence North 82 degrees 18 minutes 05 seconds East, along the North line of said Lot 1, 50.43 feet to the point of beginning; thence continuing along said North line North 82 degrees 18 minutes 05 seconds East, 50.43 feet to the Northeast corner of said Lot 1; thence South 00 degrees 10 minutes 48 seconds East, along the East line of said Lot 1 to a point on a curve concave to the Southeast and having a radius of 525.00 feet, said point being the Southeast corner of said Lot 1; thence Southwesterly along the South line of said Lot 1, an arc length of 26.10 feet to a point of compound curve; thence continuing along said South line on a curve concave to the Southeast and having a radius of 1500 feet, an arc length of 25.11 feet; thence North 00 degrees 10 minutes 48 seconds West 204.45 feet to the point of beginning.

Commonly known as 1002 Sterling Court, Crown Point, Indiana.

(23) 9-552-2

920037585

TICOR - SCHERERVILLE

NOT OFFICIAL!  
The Department of the Recorder of  
the Lake County Recorder!

ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 8 2003

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

000704  
20. JG  
II

Tax Key No.: \_\_\_\_\_

Tax Unit No.: 16

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

1. Taxes for 2003 payable in 2004 and for all years thereafter.
2. Covenants, conditions and restrictions contained in the plat of White Hawk Country Club - Phase 5, in Block 1, an Addition to the City of Crown Point as per plat thereof, recorded in Plat Book 88 page 28.
3. Terms, provisions, covenants, conditions, restrictions and by-laws contained in a certain Declaration, recorded July 13, 2000, as Document No. 2000 049693, including, but not limited to, the duties and obligations arising from the automatic membership in and the powers of Hawk's Landing Townhome Owners Association, Inc., an Indiana not-for-profit corporation, its successors and assigns, and the Assignment of Declarant's Rights under the Declaration of Covenants, Conditions, Restrictions and Easements for Hawk's Landing Townhomes, made by The Woodshop, Inc., an Indiana corporation (the Assignor) to Woodshop, LLC, an Indiana limited liability company (the Assignee), dated May 18, 2001, and recorded May 23, 2001, as Document No. 2001 039473.
4. Easements and party wall rights as set out in the Declaration recorded July 13, 2000, as Document No. 2000 049693.
5. Assessments, charges and expenses levied by Hawk's Landing Townhome Owners Association, Inc., an Indiana not-for-profit corporation, its successors and assigns, which continuing lien for assessments shall be subordinate to the lien of any FIRST mortgage upon any residential unit.
6. Building line affecting the Northerly 40 feet of the land, as shown on the recorded plat of subdivision.
7. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of subdivision.
8. Easement for utilities affecting the Southerly 15 feet as shown on the recorded plat of subdivision.
9. Common law party wall rights in and to a party wall over and along the boundary line between the real estate described herein, and the other part of said Lot 1, White Hawk Country Club, Phase 5, Block 1.

10. 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 under oath on behalf of Grantor that the undersigned are all of the members of Grantor; that there are no other members of Grantor; that the undersigned have the authority to execute and deliver this Deed; that Grantor has full 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 19th day of September, 2003.

**WOODSHOP, LLC**

**By The Woodshop, Inc., Member**

**By S & J Investments, L.P., Member**

By: *Randall L. Mitchell*  
Randall L. Mitchell, President

By: *Samuel N. Van Til*  
Samuel N. Van Til, Managing Partner



STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF LAKE        )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RANDALL L. MITCHELL, as the President of THE WOODSHOP, INC., a member of Woodshop, LLC, and SAMUEL N. VAN TIL, as the Managing Partner of S & J Investments, L.P., a member of Woodshop, LLC, 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 19th day of September, 2003.

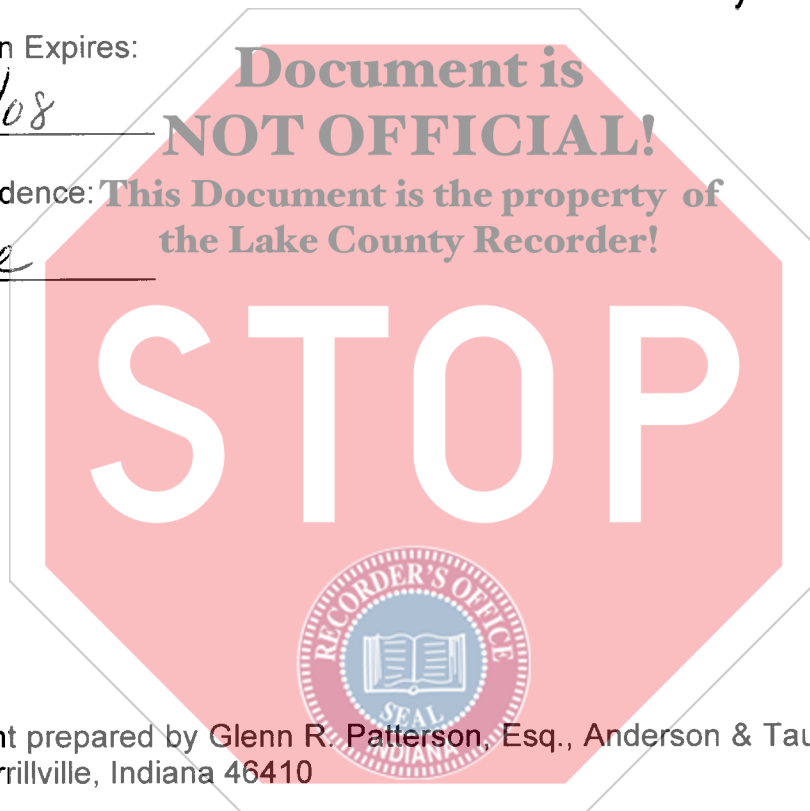
Marcy T. Ward  
Notary Public  
Printed Name: Marcy T. Ward

My Commission Expires:

6/3/08

County of Residence:

Lake



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

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