

FILED FOR RECORD

2004 046614

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2004 JUN 3 11 11 AM

MOBILE

HOLD FOR MERIDIAN TITLE CORP

Mail tax bills to:
Charles F. Pedrick and Michelle A. Seitz
8225 Kraay Avenue
Munster, IN 46321

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Chad A. Scott and Carolyn L. Bannister-Scott, husband and wife ("Grantor") of Lake County in the State of Indiana CONVEY(S) AND WARRANT(S) TO Charles F. Pedrick and Michelle A. Seitz, husband and wife ("Grantee") of Lake County in the State of Indiana in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lot Numbered 10 as shown on the recorded plat of Bowling Green Subdivision, in the Town of Munster recorded in Plat Book 36, page 46, in the Office of the Recorder of Lake County, Indiana.

Key #28-0239-0010 Unit 18

Commonly known as 8225 Kraay Avenue, Munster, IN 46321

Subject to: 2002 payable to 2003 real estate taxes and all subsequent years thereto.

Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon.

Rights or claims of parties in possession not shown by the public records **NOT CENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER**

Easements, or claims of easements, not shown by the public records.

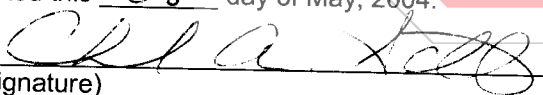
Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

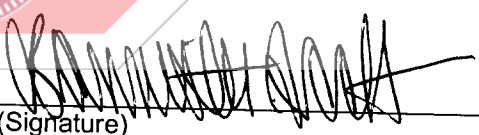
Any and all recorded building lines, easements, rights of way, and restrictions.

All building and set back lines, conditions, covenants, easements, limitations, provisions, restrictions, rights of way and terms of record, if any.

Dated this 28th day of May, 2004.

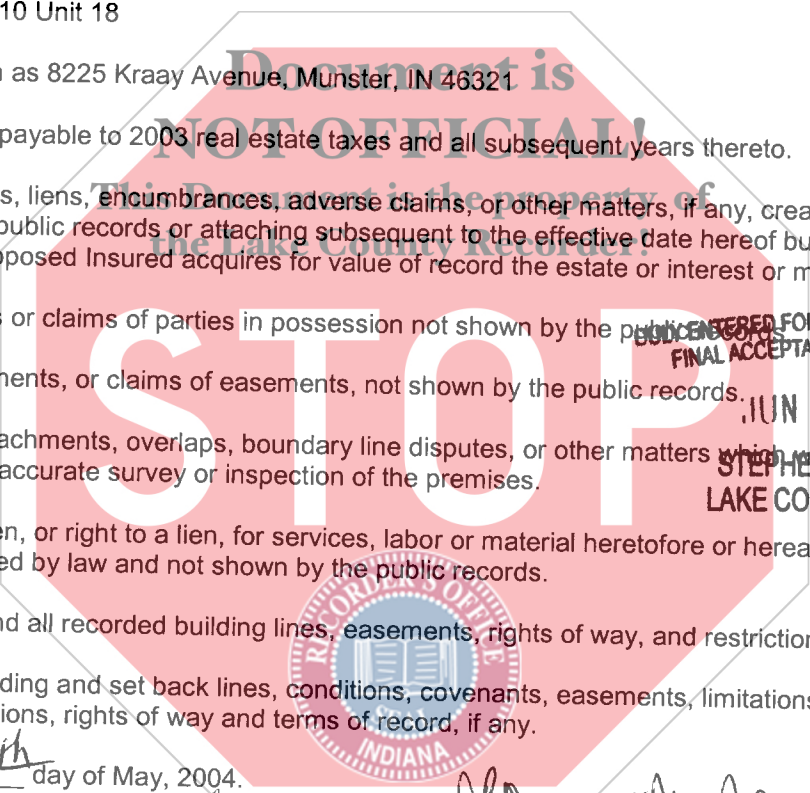

(Signature)

Chad A. Scott
(Printed Name)


(Signature)

Carolyn L. Bannister-Scott
(Printed Name)

000263



JUN 3 2004
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

165 DC
MT

COUNTY OF LAKE, STATE OF INDIANA SS:

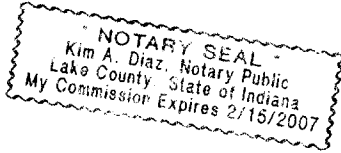
Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of May, 2004, personally appeared: Chad A. Scott and Carolyn L. Bannister-Scott, husband and wife and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 2/15/07

Signature: *Kim A. Diaz*

Resident of Lake County

Printed: Kim A. Diaz, Notary Public



This instrument prepared by: Mr. Joseph Skozen, #358-45
Skozen & Misner
9335 Calumet Avenue, Suite D
Munster, IN 46321
Telephone (219) 836-5511 Facsimile (219) 836-8811

Mail To:
Charles F. Pedrick and Michelle A. Seitz
8225 Kraay Avenue
Munster, IN 46321

