

2004 040560

2004 JUN 11 10:11 AM

MAIL TAX BILLS TO:  
Sand Ridge Bank  
P.O. Box 598  
Schererville, IN 46375

MORRIS W. STIGLICH  
RECORDER Tax Key No. 12-175-2 (Unit No. 22)

### WARRANTY DEED

This indenture witnesseth that **BETTE ROSS**, of Lake County, State of Indiana, conveys and warrants to **RICHARD A. GRZYWANA** of Lake County, 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:

PART OF LOT 35 IN HUNTERS RUN PHASE FOUR, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED MAY 18, 1994 IN PLAT BOOK 76, PAGE 52, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 35; THENCE NORTH 29 DEGREES 14 MINUTES 40 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 35, A DISTANCE OF 126.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 35; THENCE SOUTH 59 DEGREES 33 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 67.60 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 26 SECONDS WEST PARALLEL TO THE EAST LINE OF SAID LOT 35, A DISTANCE OF 129.76 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 35; THENCE NORTHWESTERLY ALONG A CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 37.30 FEET, SAID CURVE BEING THE SOUTH LINE OF SAID LOT 35, TO THE POINT OF BEGINNING.

Commonly known as 11408 Valley Drive, St. John, Indiana 46373.

Subject To: all unpaid real estate taxes and assessments for 2003 payable in 2004, and for all real estate taxes and assessments for all subsequent years.

Subject To: all covenants, easements, rights-of-way, building lines, highways, roads, street, 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.

Dated this 4th day of June, 2004.



*Bette Ross*

**BETTE ROSS**

STATE OF INDIANA )  
                                  )  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 4th of June, 2004, personally appeared **BETTE ROSS** and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

*Jancy Steininger*  
JANCY STEININGER, Notary Public

My Commission Expires: 01/10/07  
County of Residence: LAKE

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

This instrument prepared by: Rhett L. Tauber, Esq. #807-45/Tauber & Westland, P.C.  
9211 Broadway, Merrillville, IN 46410/Phone: 219/769-6474

001136

DC  
Ch # 6618  
14.00

# 320040966  
Bankers Title