STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 049819

2004 JUN 15 AM 10: 2

Parcel No. 3-55-52, Taxing Unit and Code No. 2

MORRIS W. CARTER
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT **KEVIN J. NICHOLS AND MICHELLE L. NICHOLS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES** ("Grantor"), of Lake County, State of Indiana, convey and warrant to **WESLEY PRATT** ("Grantee"), of Lake County, State of Indiana, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS: COMMENCING AT A BRASS PLUG MARKING THE SOUTHWEST CORNER OF SECTION 19; THENCE NORTH 1 DEGREE 27 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SECTION 19, 1473.30 FEET; THENCE NORTH 33 DEGREES 16 MINUTES 46 SECONDS EAST ALONG THE CENTERLINE OF HOLTZ ROAD, 643.97 FEET; THENCE 99.91 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 985.60 FEET AND A CHORD THAT BEARS NORTH 36 DEGREES 11 MINUTES 01 SECOND EAST, 99.87 FEET; THENCE NORTH 39 DEGREES 05 MINUTES 06 SECONDS EAST, ALONG SAID CENTERLINE, 280.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 39 DEGREES 05 MINUTES, 06 SECONDS EAST ALONG SAID CENTERLINE, 170.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 00 SECONDS EAST, 312.60 FEET; THENCE SOUTH 39 DEGREES 05 MINUTES 16 SECONDS WEST, PARALLEL WITH HOLTZ ROAD, 365.19 FEET, THENCE NORTH 50 DEGREES 54 MINUTES 44 SECONDS WEST, 244.18 FEET TO THE POINT OF BEGINNING.
Commonly known as 17707 Holtz Road, Lowell, Indiana 46356

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This conveyance is made subject to:

1. The terms, covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building, and zoning laws of the governmental bodies having jurisdiction of the above-described realty;
3. Real estate taxes for the year 2003 payable 2004 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

IN WITNESS WHEREOF, the said **KEVIN J. NICHOLS AND MICHELLE L. NICHOLS** have hereunto set their hands, this 11 day of June, 2004.

KEVIN J. NICHOLS

MICHELLE L. NICHOLS

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE ME, the undersigned, a notary public for said County and State, personally appeared **KEVIN J. NICHOLS AND MICHELLE L. NICHOLS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES**, and acknowledged the execution of the above and foregoing instrument to be their voluntary act and deed.

WITNESS MY HAND AND SEAL, this 11 day of June, 2004.

Official Seal
ANDREA SULIVAN
Notary Public, State of Indiana
Resident of Porter County, IN
My commission expires
February 12, 2010

My Commission Expires: _____

Official Seal
ANDREA SULIVAN
Notary Public, State of Indiana
Resident of Porter County, IN
My commission expires
February 12, 2010

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 15 2004
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

SEND TAX STATEMENTS TO: 17707 Holtz Road, Lowell, Indiana 46356
THIS INSTRUMENT PREPARED BY: Robert M. Schwerd, Ind. Attorney No. 220-45
Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP
2637 - 45th Street, Highland, Indiana 46322
*** NO LEGAL OPINION RENDERED***

HOLD FOR FIRST AMERICAN TITLE
843180

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14.00