

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2004 094677

2004 NOV -5 AM 10:04

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**WARRANTY DEED** MORRIS W. MATTEL  
RECORDER

**THIS INDENTURE WITNESSETH**, that Melissa Ainscough, ("Grantor"), of Lake County in the State of Indiana, **CONVEY(S) AND WARRANT(S)** to Michael Berwanger and Melanie Matela, as Joint Tenants with rights of Survivorship (collectively "Grantees"), of Lake County in the State of Indiana, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

The South 16.02 feet of the North 70.96 feet by parallel lines thereof, of Lot 15 in Resubdivision of part of Lot "L" in Parkview Terrace 2<sup>nd</sup> Addition, as previously recorded in Plat Book 45 page 125, and all of Lot "A" in Parkview Terrace 1<sup>st</sup> Addition as previously recorded in Plat Book 44 page 133, a planned unit development in the Town of Dyer, as per plat thereof, recorded in Plat Book 51 page 87 in the Office of the Recorder of Lake County, Indiana: Commonly known as 731 Wellington Drive, Dyer, Indiana, together with the right to use in common with the owner thereof the West 30 feet of the South 23 feet of the 39.04 foot tract lying South of and adjacent to the land herein conveyed for driveway and landscaping purposes only, and no vehicles shall ever be parked thereon and the right to use the West 30 feet of the North 16.04 feet of the 39.04 foot tract lying South of and adjacent to the land herein conveyed only as a space for the parking of motor vehicles.

Commonly Known as: 731 Wellington Drive, Dyer, Indiana

Key Nos.: Unit 12 14-175-14

**Subject to the following:**

- (a) Any and all easements, encumbrances, covenants, restrictions, conditions, rights-of-way and other matters of record;
- (b) Zoning ordinances and other governmental restrictions affecting the use of the real estate;
- (c) Current real estate taxes and assessments not delinquent and all real estate taxes and assessments arising hereafter; and
- (d) Any and all matters which would be disclosed by a current and accurate survey of the real estate.

**IN WITNESS WHEREOF**, Grantor has executed this Deed the 1st day of November 2004.

*Melissa Ainscough*  
Melissa Ainscough

ONLY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

COUNTY OF LAKE, STATE OF INDIANA SS:

NOV 4 2004

Before me, the undersigned, a Notary Public in and for said County and State, this 1<sup>st</sup> day of November 2004, personally appeared Melissa Ainscough, who acknowledged the execution of the foregoing Deed as her free and voluntary act.

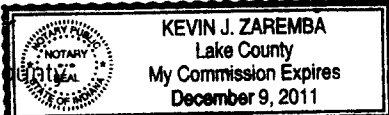
STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

Witness my hand and notarial seal this 1st day of November 2004.

My commission expires: 12-09-11

Signed: *Kevin J. Zarembo*

Resident of Lake County



Printed: KEVIN J. ZAREMBA  
Notary Public

This instrument prepared by:

C. ANTHONY ASHFORD  
1515 45th Avenue, Griffith, Indiana 46319  
Telephone Number: (219) 934-2325; Facsimile Number: (219) 934-2326

**Mail tax bills to:**  
731 Wellington Drive  
Dyer, IN 46311

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TDC