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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 100417

2004 NOV 30 AM 10:45

MORRIS W. CARTER
RECORDER

Mail tax bills to:
Ledon M. Griffin
7234 Dove Drive
Schererville, IN 46375

WARRANTY DEED

THIS INDENTURE WITNESSETH, That William J. Brines and Jane Brines, husband and wife, as tenants by the entireties ("Grantors") of Lake County in the State of Indiana CONVEY AND WARRANT TO Ledon M. Griffin ("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 332, in Foxwood Estates, Unit 6, an addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 75, page 6, in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 13-580-4
Taxing Unit: 20
Commonly known as: 7234 Dove Drive, Schererville, IN 46375

Subject to:
2003 payable to 2004 real estate taxes and all subsequent years thereto.

Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

Any facts, rights, interest or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession or transfer

Easements, liens or encumbrances or claims thereof, which are not shown by the public records.

Any lien, or right to lien for services, labor or material imposed by law and not shown on public records.

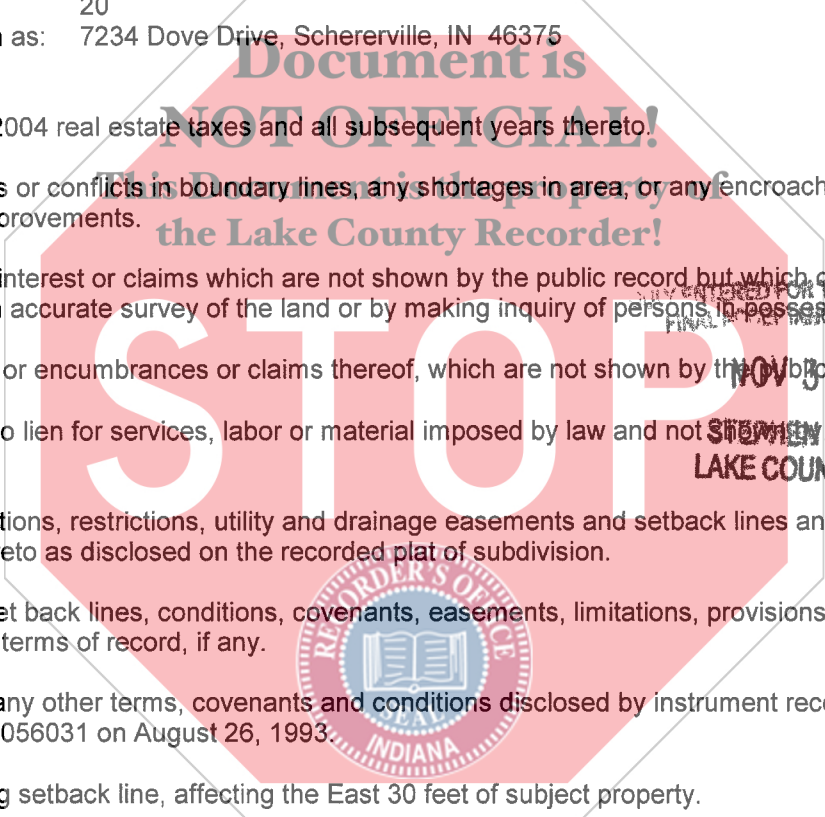
Covenants, conditions, restrictions, utility and drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision.

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

Restrictions and any other terms, covenants and conditions disclosed by instrument recorded in Document No. 93056031 on August 26, 1993.

Thirty foot building setback line, affecting the East 30 feet of subject property.

Ten foot utility easement, affecting the East, North and West 10 feet of subject property.



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HOLD FOR THE TALON GROUP

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Dated this 24th day of ~~October~~ ^{November}, 2004.

[Signature]
William J. Brines

[Signature]
Jane Brines

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of November, 2004, personally appeared William J. Brines and Jane Brines, husband and wife, as tenants by the entireties, 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:

Signature: [Signature]

Resident of Lake County

Printed: _____, Notary Public

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!



STOP

This instrument prepared by:

Mr. Joseph Skozen, #358-45
Skozen & Misner
2834 - 45th Street, Suite B
Highland, IN 46322
Telephone (219) 924-0770 Facsimile (219) 924-0772

Mail To:
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7234 Dove Drive
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