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2005 JAN 10 AM 10:14

MICHAEL A. THOMAS
RECORDER

WARRANTY DEED

THIS INDENTURE WITNESSETH, That RICHARD R. NELSON AND JEANINE L. NELSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, GRANTORS of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to ANTHONY CURTIS AND TIFFANY HIGGASON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of LAKE County in the State of INDIANA, as GRANTEES in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 330 FEET SOUTH AND 270 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST 60 FEET; THENCE NORTH 155 FEET; THENCE EAST 60 FEET; THENCE SOUTH 155 FEET TO THE POINT OF BEGINNING.
TAX KEY NO. 01-39-0024-0072

COMMONLY KNOWN AS: 4488 OAK STREET, GRIFFITH, IN. 46319

SUBJECT TO SPECIAL ASSESSMENTS, 2003 TAXES PAYABLE 2004, 2004 TAXES PAYABLE 2005, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 30 day of December, 2004.

Richard R. Nelson
RICHARD R. NELSON

Jeanine L. Nelson
JEANINE L. NELSON

STATE OF INDIANA Porter SS:
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said County and State, this 30 day of December, 2004, personally appeared: **RICHARD R. NELSON AND JEANINE L. NELSON**, 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: 5/9/09
Resident of Lake County

Signature Elizabeth R. Kinzie
Printed _____, Notary Public

STATE OF _____
COUNTY OF _____ SS:

ELIZABETH R. KINZIE
NOTARY PUBLIC, Lake County, Indiana
My Commission Expires May 9, 2009
Resident of Lake County, Indiana

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2004, personally appeared: _____ 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: _____
Resident of _____ County

Signature _____
Printed _____, Notary Public

This instrument prepared by **PATRICK J. McMANAMA**, Attorney at Law, Identification No: 953443
No legal opinion given to Grantor. All information used in prepared for 3443
Document was supplied by title company.

DULY ENTERED FOR RECORD
FINAL ACCEPTANCE FOR TRANSFER
JAN 7 2005

Return Deed To: **GRANTEES** 4488 OAK STREET, GRIFFITH, INDIANA 46319
Send Tax Bills To: **GRANTEES**

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY

FILE NO L 30285

(ash)

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cm
1/10/05
pk