

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 JUN -1 AM 11:15

MICHAEL A. EDGEMAN
RECORDER

2005 044584

Mail tax bills to:
Derrick Hill and Kimberly Hill
~~4417 Vermont Court~~
~~Gary IN 46409~~

3619 Fillmore , GARY IN ~~WARRANT~~ **WARRANTY DEED**

THIS INDENTURE WITNESSETH, that Jeremy Dunkirk ("Grantor") of Lake County in the State of Indiana CONVEY AND WARRANT to Derrick Hill and Kimberly Hill, husband and wife, ("Grantees") 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 3, IN BLOCK 6, IN SCARSDALE FIRST ADDITION TO GARY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 77, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No. 25-47-140-3

Commonly known as: 4417 Vermont Court, Gary, IN 46409

Subject to: 2003 payable in 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 thereof.

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

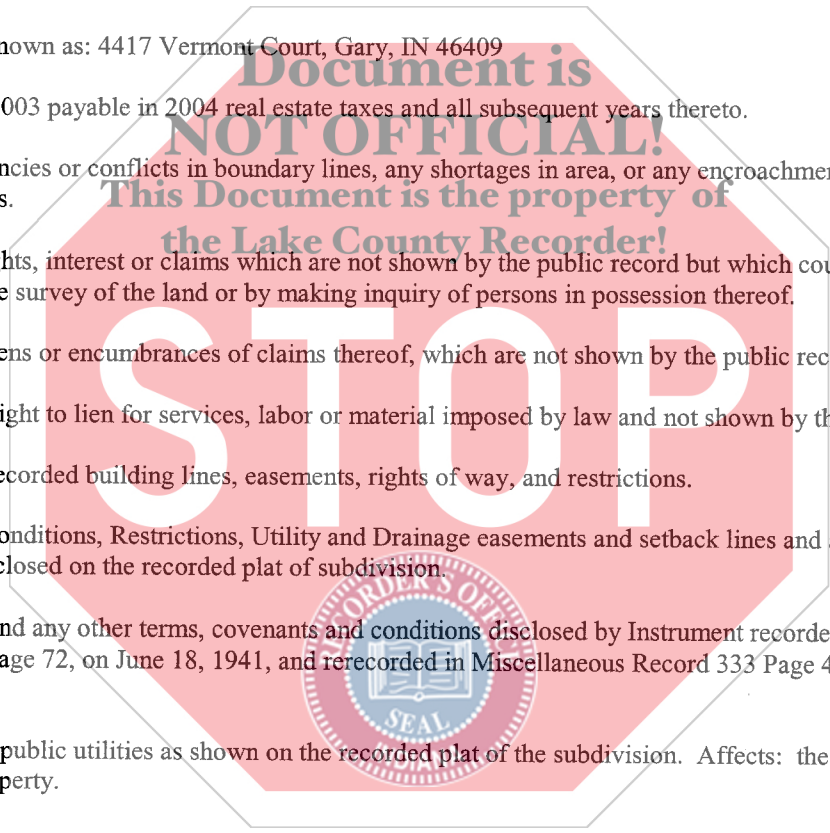
Any lien, or right to lien for services, labor or material imposed by law and not shown by the public records.

Any and all recorded building lines, easements, rights of way, and restrictions.

Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines and any amendments thereto as disclosed on the recorded plat of subdivision.

Restrictions and any other terms, covenants and conditions disclosed by Instrument recorded in Miscellaneous Record 333 Page 72, on June 18, 1941, and rerecorded in Miscellaneous Record 333 Page 421, on July 16, 1941.

Easement for public utilities as shown on the recorded plat of the subdivision. Affects: the East ten (10) feet of subject property.



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN - 1 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

1089823

HOLD FOR THE TALON GROUP

00089

16-
LD
TJ

Dated this 27 day of MAY, 2005.

Jeremy Dunkirk by Ronald C. Wilson Power of Attorney
Jeremy Dunkirk by Ronald C. Wilson, Power of Attorney

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of MAY, 2005, personally appeared: Ronald C. Wilson, Power of Attorney for Jeremy Dunkirk, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

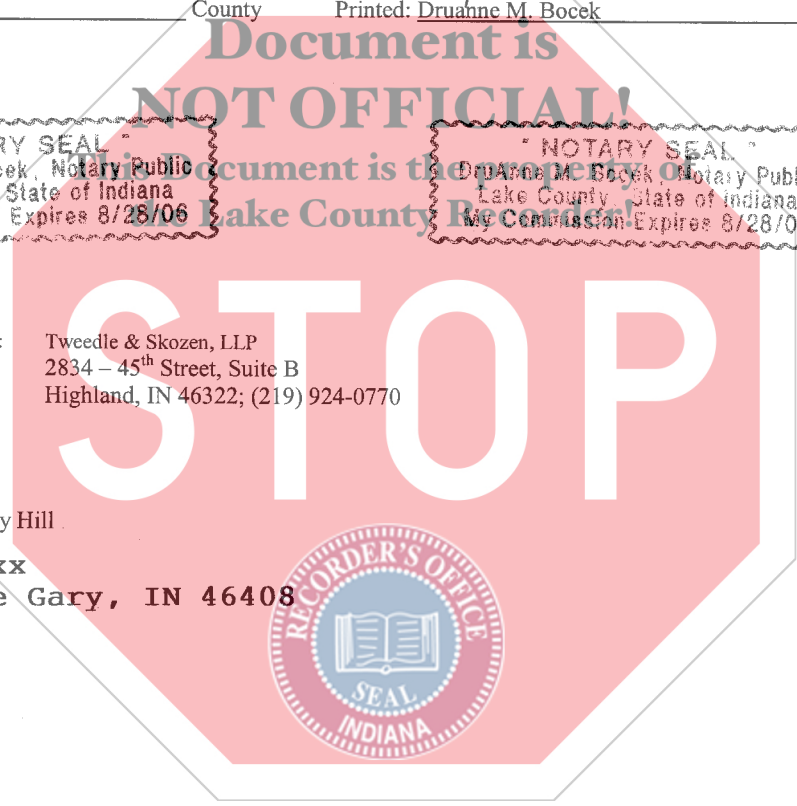
My commission expires: 08/28/2006

Signature: [Handwritten Signature]

Resident of Lake County Printed: Druanne M. Bocek, Notary Public

NOTARY SEAL
DruAnne M. Bocek, Notary Public
Lake County, State of Indiana
My Commission Expires 8/28/06

NOTARY SEAL
DruAnne M. Bocek, Notary Public
Lake County, State of Indiana
My Commission Expires 8/28/06



This instrument prepared by: Tweedle & Skozen, LLP
2834 - 45th Street, Suite B
Highland, IN 46322; (219) 924-0770

MAIL TO:
Derrick Hill and Kimberly Hill
~~4174 Fillmore Gary, IN 46409~~
3619 Fillmore Gary, IN 46408

