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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 045265

2005 JUN 2 10:40

~~Return to and~~ mail tax statements to:  
MARIO A. RUGGERI  
9527 WEST 142ND AVENUE  
HANOVER, IN 46303

Property Tax ID#: 30-24-0036-0044

D- 307406-3<sup>L</sup>  
f- 627247

Presently pay to return to:  
TransCom Services Co.  
4033 Tanglewood Circle 101  
Oldsmar, FL 34677  
800 225-7897

MICROFILMED  
RECORDED

**WARRANTY DEED**

10K2

This indenture made on this 20 day of MAY, 2005 witnesseth that TULLY LUNSFORD, a single person, LEWIS MARTIN, married to, ANTIONETTE MARTIN, convey and warrant to MARIO A. RUGGERI, a married person, JESSICA E. RUGGERI, a married person, Joint Tenants w/ rights of survivorship, of 9527 WEST 142ND AVENUE, HANOVER, IN 46303, for and in consideration of ~~One Dollar (\$1.00)~~ and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in LAKE County in the State of Indiana to-wit:  
\* 87,500.00

“SEE COMPLETE LEGAL ATTACHED AS EXHIBIT “A” INCLUDED HEREWITH AND MADE A PART HEREOF”

PROPERTY ADDRESS:  
9527 WEST 142ND AVENUE  
HANOVER, IN 46303

**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder!

Subject to all easements and rights of way of record, if any.

And the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Grantor certifies that the above described real estate is not “property” as defined in I.C. 13-7-22.5-6. It has not been used as a landfill or dump, contains no underground has storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-7-22.5-1 et seq. is required.



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN - 2 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

000168-4K 18.00  
Chk 1096675

In witness whereof, Grantor has executed this deed this 20 day of MAY, 2005.

Witness

Tully Lunsford  
TULLY LUNSFORD

Printed Name

Lewis Martin  
LEWIS MARTIN

Witness

ANTIONETTE MARTIN *with T.L. & L.M.*

Printed Name

STATE OF INDIANA }

COUNTY OF LAKE }

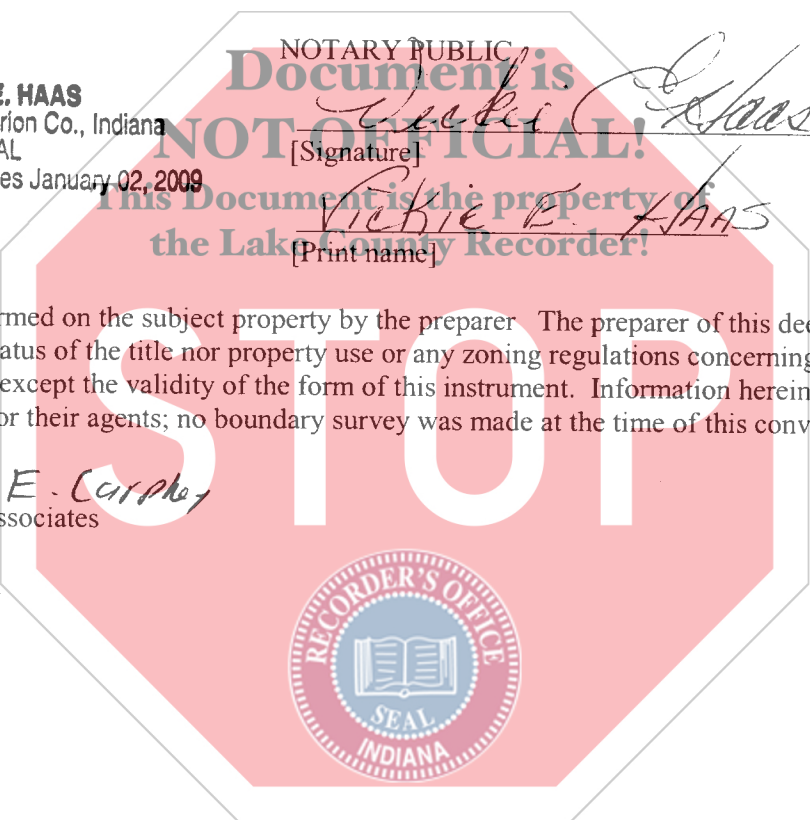
Subscribed and sworn to before me, the undersigned notary public, on this 20 day of MAY, 2005, by TULLY LUNSFORD, a single person, LEWIS MARTIN, married to, ANTIONETTE MARTIN, who acknowledged the execution of the above as Grantor's voluntary act and deed and who first being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.

**VICKIE E. HAAS**  
Notary Public, Marion Co., Indiana  
SEAL  
My Commission Expires January 02, 2009

NOTARY PUBLIC

*Vickie E. Haas*  
[Signature]

VICKIE E. HAAS  
[Print name]



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared by: William E. Curphey  
William E. Curphey & Associates  
Darlene Steele McSorley  
Masonic Temple, Room 1  
917-15<sup>th</sup> Street  
Bedford, IN 47421

**“Exhibit A”**

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, INDIANA, TO WIT:

LOTS 46, 47, 48, 49 AND THE EAST HALF OF LOT 50 IN BLOCK 4 IN JANE DWAN GARDENS, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 56 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING THE SAME PROPERTY CONVEYED TO TULLY LUNSFORD AND LEWIS MARTIN BY DEED FROM ANDREW M. CUOMO, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C. RECORDED 08/02/2000 IN DOCUMENT NO. 2000054499, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

