

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 JUN - 7 AM 9:33

MICHAEL A. BROWN
RECORDER

2005 046320

Mail tax bills to:
Richard Roberson
1538 North Woodlawn
Griffith, IN 46319

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Don C. Corbin and Shirley D. Corbin, husband and wife, as tenants by the entirety, ("Grantors") of Lake County in the State of Indiana CONVEY AND WARRANT to Richard Roberson, ("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 8 IN RIDGE GARDENS ADDITION TO GRIFFITH AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 20 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No. 15-26-245-8

Commonly known as: 1538 North Woodlawn, Griffith, IN 46319

Subject to: 2004 payable in 2005 real estate taxes and all subsequent years thereto.

Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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

Taxes or special assessments which are not shown as existing liens by the public record.

Covenants, conditions, and restrictions contained in the plat of Ridge Gardens Addition to Griffith as per plat thereof, recorded as Plat Book 35 page 20.

Covenants, conditions, and restrictions contained in the Deed, recorded June 28, 1963 as Document No. 491162.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN - 6 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

TICOR TITLE INSURANCE Ho

BURNET TITLE 20050446

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Building line over the Easterly 30 feet of the land, as shown on the recorded plat of the subdivision.

Encroachment of the frame garage located on the land over and across the northwesterly 12 foot easement as evidenced on Plat of Survey prepared by Chester J. Ziemniak, registered land surveyor dated August 3, 1995.

Grant(s) and/or reservation(s) of easement(s) contained on the recorded plat of said Subdivision.

Easement for public utilities and drainage over the Westerly 12 feet and Northwesterly 12 feet as shown on recorded plat of said Subdivision.

Dated this 27th day of May, 2005.

Don C. Corbin
Don C. Corbin

Shirley D. Corbin
Shirley D. Corbin

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 27th day of May, 2005, personally appeared: Don C. Corbin and Shirley D. Corbin, husband and wife, as tenants by the entirety, 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: 05/16/09

Signature: _____

Resident of Lake County

Printed: Corina Castel Ramos, Notary Public

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

 CORINA CASTEL RAMOS
Lake County
My Commission Expires
May 16, 2009

MAIL TO:
Richard Roberson
1538 North Woodlawn
Griffith, IN 46319

