STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 047337

2005 JUH - 9 AM 9: 26

MICHAEL A. BROWN RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **CATHERINE M. NOVAKOVICH**, a woman and surviving spouse of Andrew S. Novakovich and Catherine Novakovich, husband and wife, whose address is 9797 West Oak Drive, Lake City, Michigan, 49651

CONVEY and WARRANT to:

ARTHUR W. SCHINGECK and LINDA L. SCHINGECK, husband and wife, as Tenants by the Entirety, whose address is 4117 West 41st Avenue, Gary, Indiana, 46408, the following described premises situated in the Township of Calumet, County of Lake, and State of Indiana, to-wit:

This Document is the property of See Attached Legal Description Recorder!

for the consideration of Twenty Three Thousand Five Hundred (\$23,500.00) dollars.

This Deed is executed pursuant to a Land Contract between the parties hereto dated July 30, 1993, the Land Contract having been recorded on October 20, 1993 in the office of the Lake County Register of Deeds in Document No. 93068894 and filed on October 12, 1993, and the terms and conditions of which Land Contract have now been fulfilled.

Subject to easements, restrictions and reservations of record, and further subject to acts of negligence and/or omissions by Grantee(s) herein from and after July 30, 1993.

A certified copy of the Death Certificate of Andrew S. Novakovich is recorded simultaneously herewith in the office of the Lake County Register of Deeds.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN - 8 2005

STEPHEN R. STIGLICH LAKE COUNTY AUDITOR

000760

a 1800/14

The Grantor grants to the Grantee the right to make all available divisions under the Land Division Act (M.C.L. 560.101, et seq.). The Grantor makes no representation or warranty regarding the number, extent or nature of the division, (bonus division) or redivision rights owned or transferred by the Grantor to the Grantee.

Dated this As day of April, 2005.

SIGNED AND SEALED:

Catherine M. Novakovich

STATE OF MICHIGAN) s
COUNTY OF Wexford)

The foregoing instrument was acknowledged before me this 28th day of April, 2005, by CATHERINE M. NOVAKOVICH.

Docum Miranda R Dykhouse, Notary Public
NOT OFF State of Michigan, County of Missaukee
My commission expires: 11/14/05
This Document is tacting in the County of Wexford
the Lake County Recorder!

Prepared by:
David S. McCurdy
McCURDY & WOTILA
Professional Corporation
Attorneys at Law
120 West Harris Street
Cadillac, Michigan 49601
(231) 775-1391

G:\CLIENTS\Novakovich.Catherine\Real Estate\Warranty Deed to Schingeck

EXHIBIT "A!

Parcel One:

Commencing 5 chains East of the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 36 North, Range 8 West of the 2nd P.M., thence East 156.5 feet; thence South 528 feet; thence West 156.5 feet; thence North 528 feet to the place of commencement, containing 1.9 acres, more or less.

And commonly know as 4117W. 41st Ave., Gary, Indiana.

Parcel two:

Part of the Northeast Quarter of the Southwest Quarter

Section 30, Township 36 North, Range 8 West of the Second

Principle Meridian, described as Commencing at a point 264

feet South and 165 feet East of the Northwest corner of said

Quarter Quarter Section; running thence East 165 feet; thence

South 264 feet; thence West 165 feet; thence North 264 feet to

the place of beginning, in Lake County, Indiana.

And commonly known as 4127 W. 41st., Gary, Indiana