

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 047974

2005 JUN 10 AM 10:28

CORPORATE WARRANTY DEED

20-13-0742-0010

THIS INDENTURE WITNESSETH that **PRISTINE BUILDERS INC.**, GRANTOR'S, a corporation organized and existing under the laws of the State of **INDIANA**, CONVEYS AND WARRANTS to: **BETTY LOU DUNCAN AND ARLACE DUNCAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, of **LAKE** County, in the State of **INDIANA**, as GRANTEE'S in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in **LAKE** County, in the State of Indiana, to-wit:

LOT 10, IN MEADOW RIDGE ESTATES TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 91 PAGE 77, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2004 TAXES PAYABLE 2005, 2005 PAYABLE 2006 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER

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

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 6th day of June, 2005.

PRISTINE BUILDERS INC.

By: [Signature]
DENNIS M. HAWROT, PRESIDENT

By: [Signature]
PATRICIA HAWROT, SECRETARY

STATE OF Indiana
COUNTY OF Lahe

SS:



Before me, a Notary Public in and for said County and State, personally appeared **DENISE M. HAWROT**, the **PRESIDENT** and **PATRICIA HAWROT**, the **SECRETARY** respectively of **PRISTINE BUILDERS INC.**, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 6th day of June, 2005.
My commission expires: _____
Resident of _____ County
Signature [Signature]
Printed _____, Notary Public

This instrument prepared by **PATRICK J. McMANAMA, Attorney at Law, Identification No:9534-45**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

MAIL TO: **BETTY LOU DUNCAN AND ARLACE DUNCAN**
SEND TAX BILLS TO: **BETTY LOU DUNCAN AND ARLACE DUNCAN**
351 S. Park Dr., Griffith, IN 46319



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 10 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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[Signature]