

BURNET TITLE

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 049195

2005 JUN 15 AM 9:55

MICHAEL A. JORDAN  
RECORDER

Mail tax bills to:  
Joshua T. McCarron  
948 North Wheeler  
Griffith, IN 46319

### WARRANTY DEED

50437BT

THIS INDENTURE WITNESSETH, that Tony Sanchez and Bonnie Sanchez, husband and wife, ("Grantors") of Lake County in the State of Indiana CONVEY AND WARRANT to Joshua T. McCarron, ("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:

THE NORTH 11 FEET OF LOT 36 AND THE SOUTH 49 FEET OF LOT 35 IN COLFAX SECOND ADDITION TO GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 35 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No. 15-26-232-14

Commonly known as: 948 North Wheeler, Griffith, IN 46319

Subject to: 2003 payable in 2004 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 subdivision as per plat thereof, recorded as Plat Book 34 page 35.

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

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 14 2005

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

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16-  
ZP  
CT

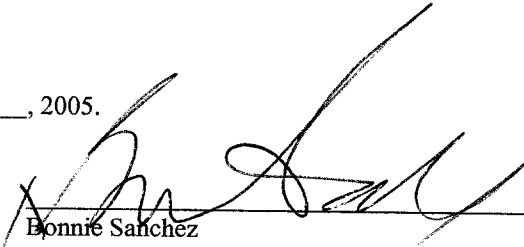
001155

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

Easements for public utilities and drainage over the West 10 feet as shown on recorded plat of said Subdivision.

Dated this 3rd day of JUNE, 2005.

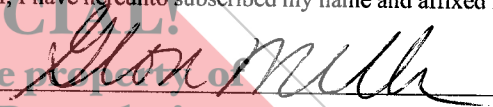
  
Tony Sanchez

  
Bonnie Sanchez

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 3RD day of JUNE, 2005, personally appeared: Tony Sanchez and Bonnie Sanchez, husband and wife, 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: 10-29-08

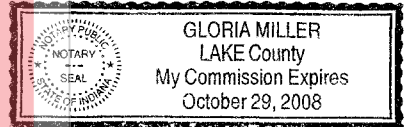
Signature: 

Resident of Lake County

Printed: GLORIA MILLER

Notary Public

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



MAIL TO:  
Joshua T. McCarron  
948 North Wheeler  
Griffith, IN 46319

