

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 JUN 20 10:00 AM

0545400 pf-x

2005 053580

Mail tax bills to:

6400 W 152nd Ct.
Howell IN 46356

WARRANTY DEED

MICHAEL
Tax Key No.:

Part of Key No.
26-11-83

This indenture witnesseth that

DAVID L. FERNER

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

of Lake

County in the State of Indiana

Convey and warrant to

RONALD AUSTGEN

JUN 7 5 2005

of Lake

County in the State of Indiana

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

for and in consideration of Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

A parcel of land in the Southeast quarter of Section 35, Township 36 North, Range 9 West of the Second Principal Meridian, in the Town of Griffith, Lake County, Indiana, lying West of the right of way 66-foot wide Colfax Street, and lying Southeasterly of the Southeasterly right of way line of the Elgin, Joliet and Eastern Railway (Abandoned), and lying North of the right of way of 80-foot wide Main Street, said tract includes the resubdividing of part of Lots 1 to 9, both inclusive, in Block 5, and part of Lot 5 and all of Lots 1 to 4, both inclusive, in Block 6 of Ballard's Addition, as same was recorded in Plat Book 2, Page 62, in the Recorder's Office of Lake County, Indiana, said tract more particularly described as commencing at a point 33 feet West and 40 feet North of the Southeast corner of afore described Section 35,

Thence: N 88° 59' 21" W. along the North line of Main Street (40 feet North of Section line) a distance of 1,130.03 feet (1,148.00 feet recorded in Austgen Fourth Addition Platt) to the intersection of with Northeast right of way line the Elgin, Joliet and Eastern Railway (Abandoned);

Thence: N 70° 30' 45" E along said abandoned Elgin, Joliet and Eastern Railway right of way a distance of 545.75 feet to the point of curve (Curve 1° 0.6' concave to the right, radius of 5,672.65 feet);

Thence: Northeasterly along a curve to the right, with a radius of 5,672.65 feet, an arc distance of 91.00 feet for the Point of Beginning;

Thence: N 18° 34' 45" W, radially to the curve, a distance of 3.00 feet;

Thence: Northeasterly along a curve to the right, with a radius of 5,675.65 feet, an arc distance of 86.50 feet;

Thence: S 17° 42' 21" E, radially to the aforementioned curve, a distance of 3.00 feet;

Thence: Southwesterly along a curve with a radius of 5,672.65 feet, an arc distance of 86.46 feet to the Point of Beginning;

Containing 0.006 acres, more or less.

This conveyance is made subject to:

1. Special assessments and Real Estate taxes for the year 2002 payable in 2003 and subsequent years.
2. All applicable subdivision, building and zoning laws of the governmental bodies having jurisdiction of the above described realty.
3. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use and occupancy of said real estate.

State of Indiana, Lake County, ss:

Dated this 2 Day of June 2005.

Before me, the undersigned, A Notary Public in and for said County and State, this 2

June 2005 personally appeared:

DAVID L. FERNER

DONNA V. BESTRICKY
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY

MY COMMISSION EXP. NOV. 21, 2008

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:

Donna V. Bestricky
Notary Public

Resident of Lake County.

This instrument prepared by

Thomas C. O'Donnell, Attorney at Law
9729 Prairie Avenue, Highland, Indiana 46322 (219) 922-1010

Stewart Title Services
of Northwest Indiana
The Pointe
5521 W. Lincoln Hwy.
Crown Point, IN 46307

PF 6321.04

14-
STS
LP