

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2005 053945

2005 JUN 30 AM 9:20

Mail tax bills to:  
Andrew J. Kulas and Kelly A. Kulas  
9426 Parkway  
Highland, IN 46322

MICHAEL A. HEDMAN  
RECORDER

### WARRANTY DEED

*\*nka Wendy Hyde Griffin a/k/a Wendy*

THIS INDENTURE WITNESSETH, that Wendy M. Hyde\* ("Grantor") of Lake County in the State of Indiana CONVEY AND WARRANT to Andrew J. Kulas and Kelly A. Kulas, husband and wife ("Grantees") 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 81, UNIT 6, IN MEADOWS SECOND ADDITION TO THE TOWN OF HIGHLAND, APP 45 PAGE 35 AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED IN PLAT BOOK 45, PAGE 72 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No. 16-27-431-1

Commonly known as: 9426 Parkway, Highland, IN 46322

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 instrument, recorded June 2, 1974 as Document No. 301934.

Building lines over the Northeasterly 30 feet and the Northwesterly 10 feet of the land, as shown on the recorded plat of the subdivision.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 29 2005

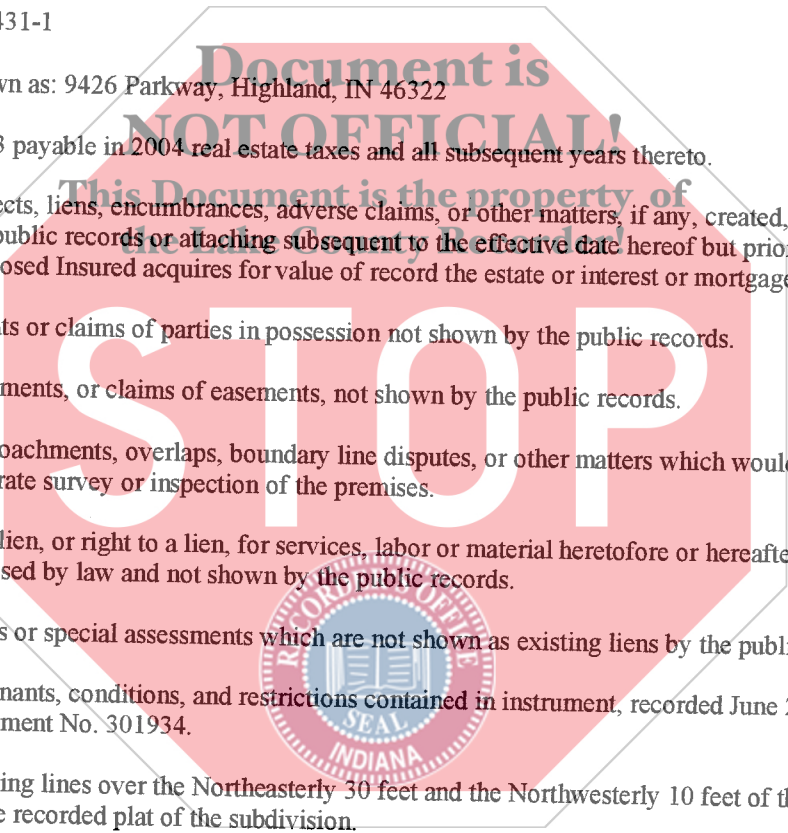
STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

TICOR TITLE INSURANCE  
2050-45TH AVE.  
HIGHLAND, IN 46322

20050503 BT  
BURNET TITLE

02503

1600  
TI  
RM



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 Southwesterly 10 feet as shown on the recorded plat of said Subdivision.

Dated this 31st day of May, 2005.

/Timothy S. Hyde/

Wendy Hyde Griffin  
Wendy M. Hyde, aka Wendy Hyde  
n/k/a Wendy Hyde Griffin

COUNTY OF LAKE, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of May, 2005, personally appeared: Timothy S. Hyde and Wendy M. Hyde 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: 05/16/2009

Signature: \_\_\_\_\_

Resident of Lake County

Printed: Corina Castel Ramos, Notary Public

This instrument prepared by:

Tweedle & Skozen, LLP  
Robert F. Tweedle, #20411-45  
2834 - 45<sup>th</sup> Street, Suite B, Highland, IN 46322; (219) 924-0770

MAIL TO:  
Andrew J. Kulas and Kelly A. Kulas  
9426 Parkway  
Highland, IN 46322

