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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 054071

2005 JUN 30 AM 10:14

MICHAEL J. STIGLICH
RECORDER

Mail tax bills to:
Steve Bane
4200-4212 Liverpool
Lake Station, IN 46405

WARRANTY DEED

20050315 BT

THIS INDENTURE WITNESSETH, that Clarence Hitson, ("Grantor") of Lake County in the State of Indiana CONVEY AND WARRANT to Steve Bane, ("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:

LOTS 23 AND 24 IN BLOCK 12 IN LLOYD'S DEEP RIVER SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 71 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Key No. 35-50-260-23 & 24

Commonly known as: 4200-4212 Liverpool, Lake Station, IN 46405

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.

Building lines of record, if any, as shown on the recorded plat of the subdivision.

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

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 29 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

(2) 205315 BT

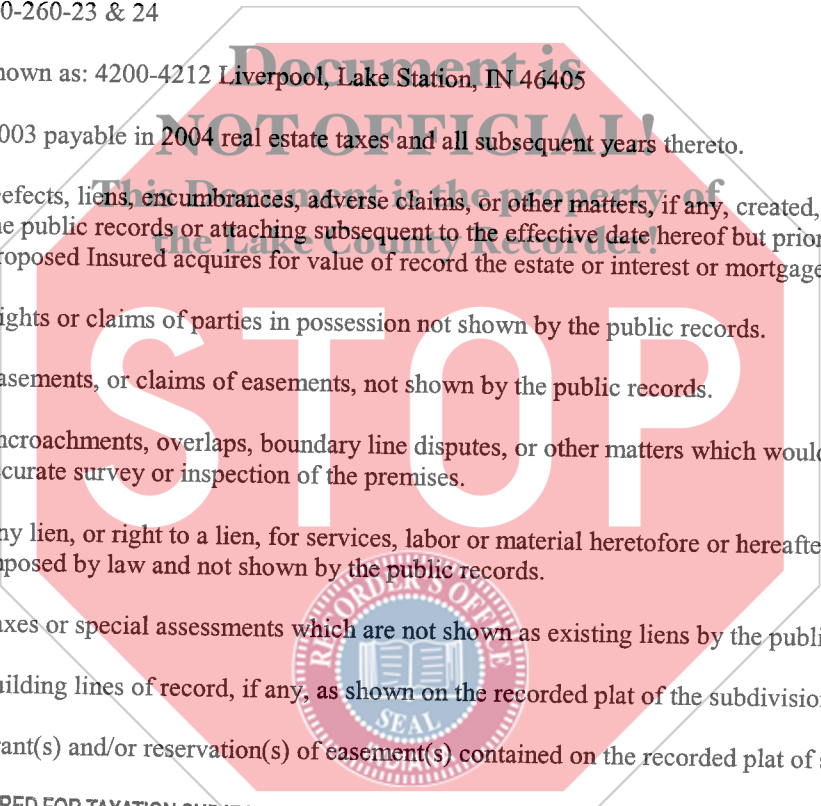
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BURNETT TITLE

Chicago Title Insurance Company



Covenants, conditions, and restrictions contained in the instrument, recorded June 6, 1939 in Miscellaneous Record 309, page 490.

Dated this 24th day of June, 2005.

Clarence Hitson By *Joan Rosignol* His attorney in fact.
Clarence Hitson By *Joan Rosignol* His Attorney in fact.

COUNTY OF ~~LAKE~~, STATE OF INDIANA SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of June, 2005, personally appeared: Clarence Hitson, 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: _____ Signature: *[Signature]*

Resident of Lake County Printed: _____ Notary Public

By Joan Rosignol His Attorney in fact



This instrument prepared by: Tweedle & Skozen, LLP
Robert F. Tweedle, #20411-45
2834 - 45th Street, Suite B, Highland, IN 46322; (219) 924-0770

MAIL TO:
Steve Bane
4200-~~4212~~ Liverpool
Lake Station, IN 46405

SB

