

2006 009710

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MICHAEL A. BROWN  
RECORDER

Parcel No. 17-248-102, Taxing Unit and Code No. 27

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, THAT **FREDERICK J. NIMON AND MICHELLE L. NIMON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY** ("Grantor"), of Lake County, State of Indiana, convey and warrant to **YVONNE THOMAS** ("Grantee"), of Lake County, State of Indiana, for and 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, State of Indiana, to-wit:

LOT 102, CRESTWOOD TRACE, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 29, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

AMENDED BY CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 25, 1973 AS DOCUMENT NO. 222192, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.  
Commonly known as: 2476 Walnut Lane, Hobart, Indiana 46342

This conveyance is made subject to:

1. The terms, covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
2. All applicable subdivision, building, and zoning laws of the governmental bodies having jurisdiction of the above-described realty;
3. Real estate taxes for the year 2004 payable 2005 and 2005 payable 2006 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

IN WITNESS WHEREOF, the said **FREDERICK J. NIMON AND MICHELLE L. NIMON** have hereunto set their hands, this 31 day of JAN, 2006.

*[Signature]*  
**FREDERICK J. NIMON**

*[Signature]*  
**MICHELLE L. NIMON**

STATE OF INDIANA )  
  )     SS:  
COUNTY OF LAKE     )



BEFORE ME, the undersigned, a notary public for said County and State, personally appeared **FREDERICK J. NIMON AND MICHELLE L. NIMON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, and acknowledged the execution of the above and foregoing instrument to be their voluntary act and deed.

WITNESS MY HAND AND SEAL, this 31 day of January, 2006.

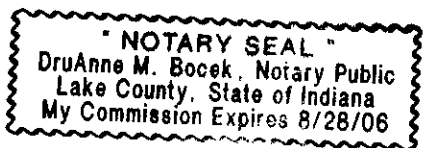
*[Signature]*  
**DRUANNE M. BOCEK, Notary Public**

My Commission Expires: 08/28/2006  
County of Residence: LAKE

SEND TAX STATEMENTS TO: 2476 Walnut Lane, Hobart, Indiana 46342

THIS INSTRUMENT PREPARED BY: Robert M. Schwerd, Ind. Attorney No. 220-45  
Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP  
2637 - 45<sup>th</sup> Street, Highland, Indiana 46322  
\*\*\* NO LEGAL OPINION RENDERED\*\*\*

*16-  
ED  
TJ*



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

1315974 *(D)*

HOLD FOR THE TALON GROUP

FEB 07 2006  
**PEGGY HOLINGA KATONA**  
LAKE COUNTY AUDITOR

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.



*Deborah*  
Signature of Declarant

*Deborah M Boelke*  
Printed Name of Declarant