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Mail Tax Bills To:  
3557 Prairie Drive  
Dyer, IN 46311

MICHAEL A. BROWN  
RECORDER Tax Key No. ~~14-237-15~~  
14-331-8

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT:**

Virgil A. Sanger and Donna J. Sanger, husband and wife

of Lake County in the State of Indiana

**CONVEY AND WARRANT TO:** Michael Kimbrough and Michelle L. Morris-Kimbrough, husband and wife

of Lake County in the State of Indiana

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

Lot 24 in Highpoint Prairie - Unit 2, an Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 95 page 17, in the Office of the Recorder of Lake County, Indiana.

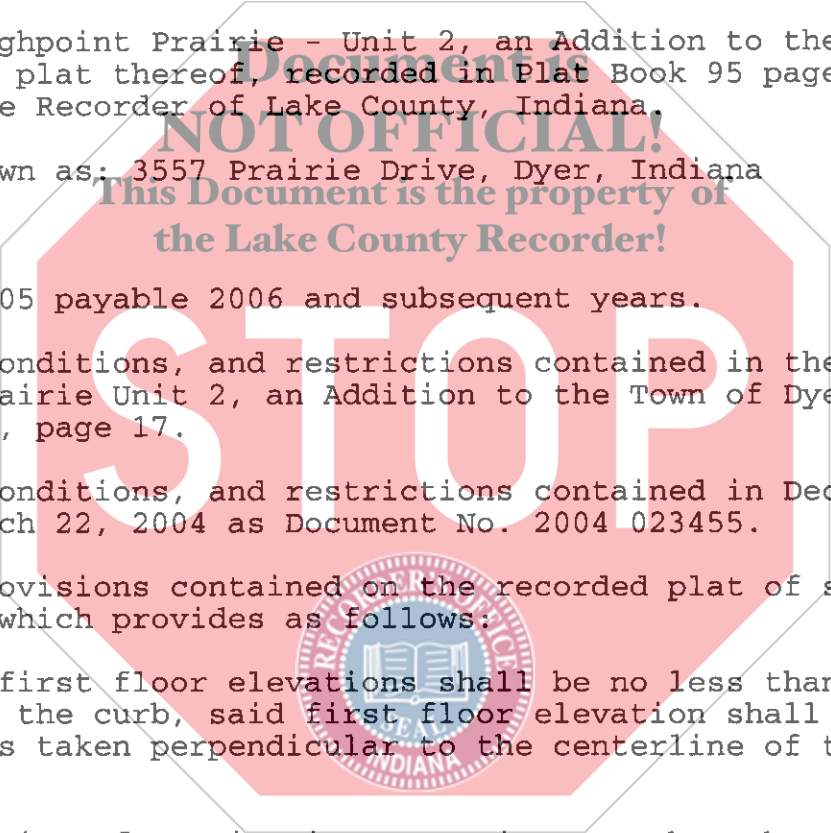
Commonly known as: 3557 Prairie Drive, Dyer, Indiana

Subject To:

1. Taxes for 2005 payable 2006 and subsequent years.
2. Covenants, conditions, and restrictions contained in the plat of Highpoint Prairie Unit 2, an Addition to the Town of Dyer, recorded Plat Book 95, page 17.
3. Covenants, conditions, and restrictions contained in Declaration, recorded March 22, 2004 as Document No. 2004 023455.
4. Terms and provisions contained on the recorded plat of said subdivision which provides as follows:

The minimum first floor elevations shall be no less than 18 inches above the curb, said first floor elevation shall be based on elevations taken perpendicular to the centerline of the lot on the curb.

5. Rights or claims of parties in possession not shown by the public records.



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

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FEB 08 2006

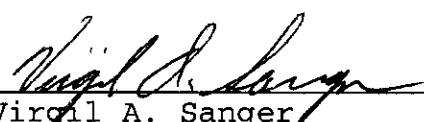
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

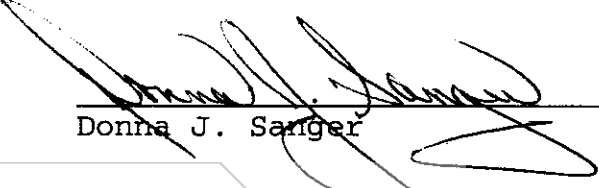
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- 6. Easements for ditches, drains, laterals, and drain tile, if any.
- 7. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- 8. Highways, easements, right-of-ways, and restrictions of record, if any.

Dated this 3rd day of February, 2006.

  
 \_\_\_\_\_  
 Virgil A. Sanger

  
 \_\_\_\_\_  
 Donna J. Sanger

STATE OF INDIANA )  
 )  
 COUNTY OF LAKE )

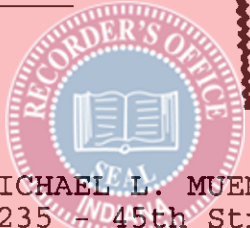
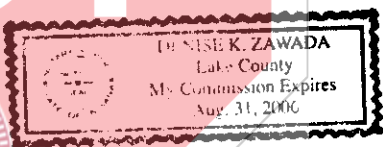
**Document is NOT OFFICIAL!**

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of February, 2006 personally appeared: Virgil A. Sanger and Donna J. Sanger and acknowledged the execution of the foregoing Warranty Deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

  
 \_\_\_\_\_  
 Denise K. Zawada Notary Public

My Commission Expires: 8/31/06  
 County of Residence: Lake



THIS INSTRUMENT PREPARED BY: MICHAEL L. MUENICH, Attorney at Law  
 3235 - 45th Street, Suite 304  
 Highland, Indiana 46322  
 219/922-4141

deed\sanger

**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.

