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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 068961

2006 AUG -9 AM 9:04

Mail Tax Bills &
RETURN DEED TO:
F & H PROPERTIES II, INC.
11350 Broadway
Crown Point, IN 46307

TICOR CP #1
920064264

MICHAEL BROWN
RECORDED
Tax Key No. 9-616-9 Lot 174
TAXING UNIT # 23

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: PENN OAKS ENTERPRISES, LLC
of Lake County in the State of Indiana

CONVEYS AND WARRANTS TO: F & H PROPERTIES II, INC.
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:

NOT OFFICIAL!
This Document is the property of
The Lake County Recorder
Lot 174 in Penn Oak Unit Four, as per plat thereof, recorded in Plat Book 98 page 79, in the Office of the Recorder of Lake County, Indiana.

Subject To:

1. Taxes for 2005, payable 2006, and subsequent years;
2. Highways, easements, right-of-ways, building lines, railroad right of ways, drainage and public utilities and restrictions of record, if any;
3. Covenants, conditions and restrictions contained in an instrument recorded February 2, 2006 as Document N9o. 2006 000301;
4. Terms, provisions, covenants, conditions and restrictions contained in a certain Declaration recorded August 8, 2000 as Document No. 2000 056147 and amended by a certain instrument recorded November 8, 2001 as Document No. 2001 090633, and as amended by a certain amendment recorded February 2, 2006 as Document No. 2006 008300;

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG - 8 2006

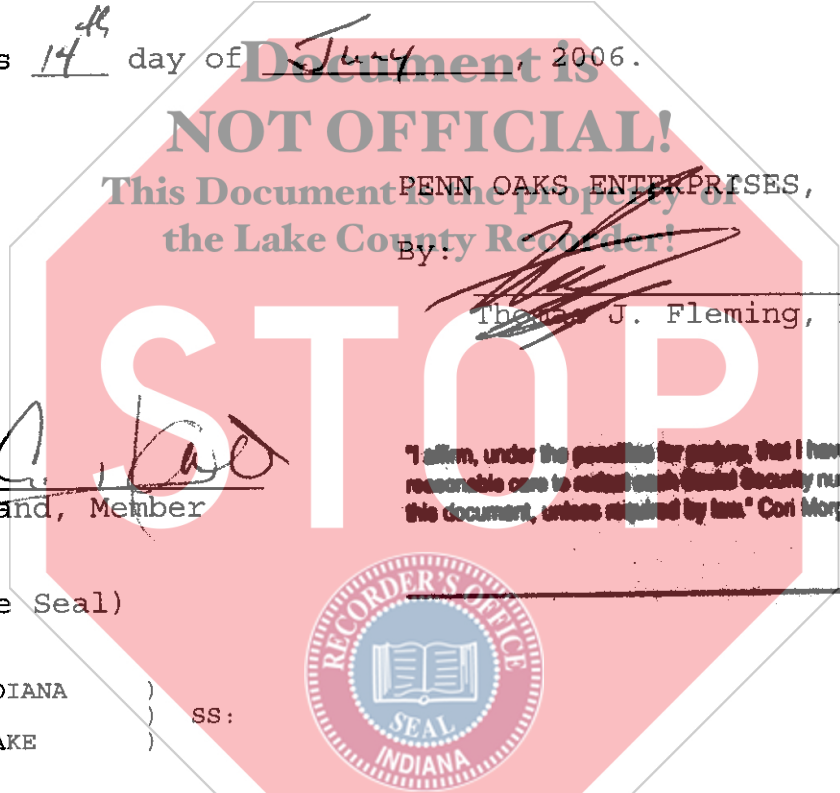
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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5. Easements as set out in the Declaration recorded August 8, 2000 as Document No. 2000 056147 and amended by a certain instrument recorded November 8, 2001 as Document No. 2001 090633, and as amended by a certain amendment recorded February 2, 2006 as Document No. 2006 008300;
6. Assessments, charges and expenses levied by Penn Oak Property Owners Association, Inc. as set out in the Declaration recorded August 8, 2000 as Document No. 2000 056147 and amended by a certain instrument recorded November 8, 2001 as Document No. 2001 090633, and as amended by a certain amendment recorded February 2, 2006 as Document No. 2006 008300;
7. Rights of way for drainage tiles, ditches, feeders and laterals, if any;
8. Building line affecting the West 25 feet of the land;
9. Easement for drainage and utilities affecting the East 20 feet; the South 5 feet and the West 10 feet and the North 5 feet as shown on recorded plat;

Dated this 14th day of July, 2006.



PENN OAKS ENTERPRISES, LLC
 By: Thomas J. Fleming, Member

ATTEST:
Karl E. Hand
 Karl E. Hand, Member

"I affirm, under the penalties for perjury, that I have taken reasonable care to verify each Social Security number in this document, unless required by law." Cori Morgan

(Corporate Seal)

STATE OF INDIANA)
) SS:
 COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 14th day of July, 2006, personally appeared: Thomas J. Fleming and Karl E. Hand, as members of PENN OAKS ENTERPRISES, LLC. and acknowledged the execution of the foregoing Warranty Deed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Cynthia L. Elder
Notary Public, *Cynthia L. Elder*

My Commission Expires: 3-6-13
County of Residence : Lake

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Karl E. Hand
KARL E. HAND



THIS INSTRUMENT PREPARED BY:
KARL E. HAND, Attorney at Law
3235 - 45th Street, Highland, Indiana 46322

219/924-2640