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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 073752

2006 AUG 23 AM 11:11

WARRANTY DEED

JAX Key No. 33423-0160-0026

THIS INDENTURE WITNESSETH, That MARY JANE SCHNABEL AND JENNIFER RENEE LEIGHTY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, GRANTORS of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to RUDOLPH SANCHEZ AND MARGARET SANCHEZ, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, as GRANTEES in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

PARCEL 1: PART OF TRACT #2 IN PEBBLE BROOKS, PHASE ONE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF RECORDED

SEE LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE HEREOF

COMMONLY KNOWN AS: 9328 VAN BUREN, CROWN POINT, INDIANA 46307

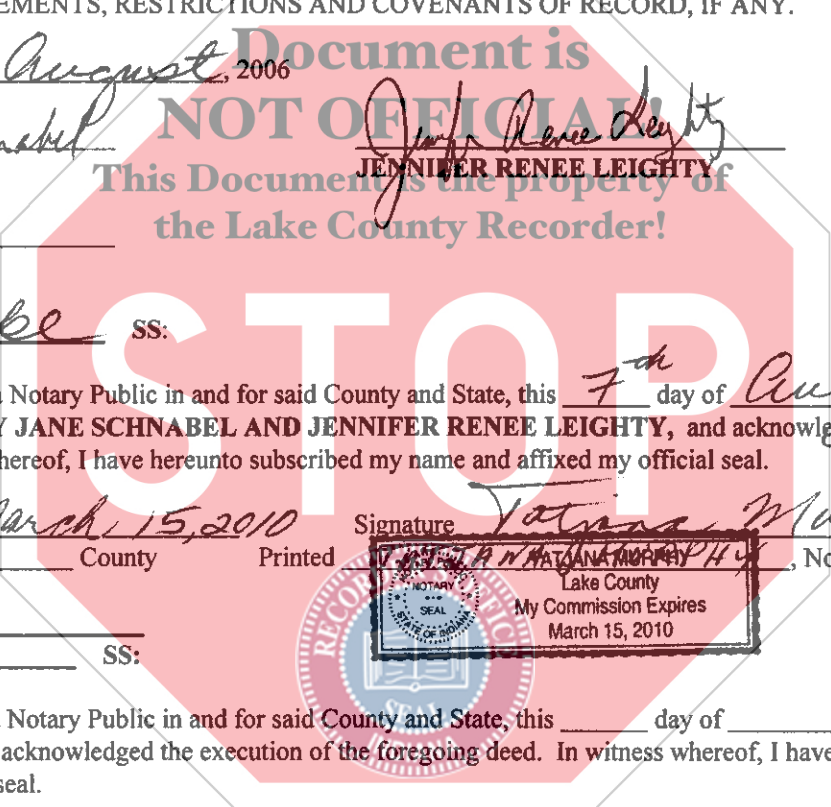
SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2005 TAXES PAYABLE 2006, 2006 TAXES PAYABLE 2007, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 7th day of August, 2006

Mary Jane Schnabel
MARY JANE SCHNABEL

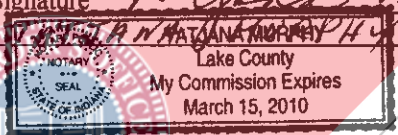
Jennifer Renee Leighty
JENNIFER RENEE LEIGHTY



STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 7th day of August, 2006, personally appeared: **MARY JANE SCHNABEL AND JENNIFER RENEE LEIGHTY**, 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: March 15, 2010 Signature Tatiana Murphy
Resident of Lake County Printed _____, Notary Public



STATE OF INDIANA
COUNTY OF _____ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2006, personally appeared: _____ 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 _____
Resident of _____ County Printed _____, Notary Public

This instrument prepared by: **PATRICK J. McMANAMA, Attorney at Law, ID No. 9534-45**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

Return Deed To: **RUDOLPH SANCHEZ AND MARGARET SANCHEZ** 9328 Van Buren
Send Tax Bills To: **RUDOLPH SANCHEZ AND MARGARET SANCHEZ** Crown Point, Indiana 46307

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

Patrick J. McManama
Signature of Preparer
Patrick J. McManama
Name of Preparer

COMMUNITY TITLE COMPANY
FILE NO 2 35213

ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 23 2006
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

1900
LM
165019

SCHNABEL/SANCHEZ

OCTOBER 24, 1990 IN PLAT BOOK 69 PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID TRACT #2 AND RUNNING THENCE NORTH 51 DEGREES 44 MINUTES 17 SECONDS WEST ALONG THE SOUTHWESTERLY LINE THEREOF, 45.30 FEET; THENCE NORTH 38 DEGREES 15 MINUTES 43 SECONDS EAST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 79.72 FEET TO A POINT ON THE CURVED NORTHEASTERLY LINE OF SAID TRACT #2; THENCE EASTERLY ALONG SAID CURVED NORTHEASTERLY LINE, ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 68 FEET, AN ARC DISTANCE OF 43.08 FEET, TO A POINT OF INTERSECTION WITH THE CURVED WESTERLY LINE OF VAN BUREN STREET (40 FEET R/W); THENCE SOUTHERLY ALONG THE CURVED WESTWERLY LINE OF VAN BUREN STREET ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 197 FEET AN ARC DISTANCE OF 26.26 FEET; THENCE SOUTH 83 DEGREES 15 MINUTES 28 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 10 FEET TO A POINT OF DEFLECTION IN SAID SOUTHEASTERLY LINE; THENCE SOUTH 38 DEGREES 15 MINUTES 43 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 82.15 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A DRIVEWAY EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT: PART OF TRACT #2 PEBBLE BROOKS. PHASE ONE, A PLANNED UNIT DEVELOPMENT, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED OCTOBER 24, 1990 IN PLAT BOOK 69 PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID TRACT #2 AND RUNNING THENCE NORTH 51 DEGREES 44 MINUTES 17 SECONDS WEST ALONG THE SOUTHWESTERLY LINE THEREOF 45.30 FEET; THENCE NORTH 38 DEGREES 15 MINUTES 43 SECONDS EAST PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 79.72 FEET TO A POINT ON THE CURVED NORTHEASTERLY LINE OF SAID TRACT #2, WHICH POINT IS THE TRUE PLACE OF BEGINNING; THENCE SOUTH 38 DEGREES 15 MINUTES 43 SECONDS WEST PARALLEL TO THE SOUTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 17 FEET; THENCE NORTH 51 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 3 FEET; THENCE NORTHERLY TO A POINT ON THE CURVED NORTHEASTERLY LINE OF SAID TRACT #2, WHICH IS 14 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE CURVED NORTHEASTERLY LINE OF SAID TRACT #2, A DISTANCE OF 14 FEET OT THE PLACE OF BEGINNING.

