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MICHAEL A. BROWN
RECORDER

Mail Tax Bills To:
321 N. Oakwood Dr
Griffith, IN 46319

Return To:
321 N. Oakwood Dr
Griffith, IN 46319

4029LK06 **WARRANTY DEED**

THIS INDENTURE WITNESSETH, that:

Andrea E. Sims, for herself and as Guardian of the person and estate of her husband, **Daniel M. Sims**, an incompetent person, under the supervision of the Superior Court of Lake County, Indiana, Room One, under Cause No. 45D01-0210-GU-33, pursuant to the Order of said Court authorizing sale of the real estate described below dated November 22, 2006, convey and warrant to

Eric M. Sims and Ashley N. Babbitt, unmarried adults, as tenants in common, of Lake County, Indiana (Grantees),

for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Lot 15 in Glenwood Addition to the Town of Griffith, as per plat thereof, recorded in Plat Book 30, page 11, in the Office of the Recorder of Lake County, Indiana.

Key No. 26-0202-0015
Common Address: 321 North Oakwood ^{Drive} Street, Griffith, Indiana 46319

This conveyance is subject to easements, highways, ditches, drains, restrictions of record and real estate taxes for 2006 and subsequent years.

IN WITNESS WHEREOF, Grantor has executed this deed on this 28th day of November, 2006.

Andrea E. Sims
Andrea E. Sims (Grantor)

Andrea E. Sims
Andrea E. Sims as Guardian of the Person and Estate of Daniel M. Sims (Grantor)

STATE OF INDIANA)
LAKE COUNTY) ss:

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

BEFORE ME, a duly appointed Notary Public in and for said county and state appeared Andrea E. Sims for herself and as Guardian of the person and estate of her husband, Daniel M. Sims, a person under legal disability, and the Grantors in the above instrument, who acknowledged execution of same as her free and voluntary act for the uses and purposes stated therein.

IN WITNESS WHEREOF, I have affixed my signature and official seal on this 29th day of November, 2006

Anthony DeBonis, Jr.
Anthony DeBonis, Jr., Notary Public
My Commission Expires: February 17, 2009
County of Residence: Lake County

S E A L

I affirm under the penalty for perjury that I have taken reasonable care to redact each Social Security number in this document unless required by law. Anthony DeBonis, Jr.

This Instrument prepared by Anthony DeBonis, Jr., Attorney at Law, SMITH & DeBONIS, LLC,
9696 Gordon Drive, Highland, Indiana 46322, (219) 922-1000

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MT
CRA