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MICHAEL A. BROWN  
RECORDER

**CORPORATE WARRANTY DEED**

JAX No. 20-13-0468-0024

THIS INDENTURE WITNESSETH that **FIRST BUILDERS OF INDIANA, INC.**, GRANTOR, a corporation organized and existing under the laws of the State of **INDIANA** CONVEYS AND WARRANTS to: **THOMAS P. DUNCAN AND LISA G. DUNCAN, Husband and Wife**, GRANTEES, of **LAKE** County, in the State of **INDIANA**, 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, in the State of Indiana, to-wit:

**LOT 24 IN THE ESTATES AT BRISTOL FARMS, PHASE 1, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RCORDED JULY 14, 1989 IN PLAT BOOK 66 PAGE 50, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

COMMONLY KNOWN AS: 2849 MANCHESTER LANE, SCHERERVILLE, IN 46375

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2006 PAYABLE 2007, 2007 PAYABLE 2008, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER

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

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 16<sup>th</sup> day of April, 2007

**FIRST BUILDERS OF INDIANA, INC.**

By: [Signature]  
**GREGORY MCCOLLY, SECRETARY**

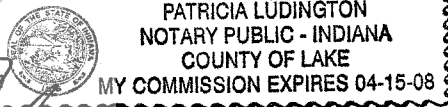
By: \_\_\_\_\_

STATE OF INDIANA,  
COUNTY OF LAKE

SS:

Before me, a Notary Public in and for said County and State, personally appeared **GREGORY MCCOLLY**, the **SECRETARY** of **FIRST BUILDERS OF INDIANA, INC.**, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 16<sup>th</sup> day of April, 2007



My commission expires: 4-15-07  
County of Residence LAKE

Signature [Signature]  
Printed PATRICIA LUDINGTON, Notary Public

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

MAIL TO: **THOMAS P. DUNCAN AND LISA G. DUNCAN** 2525 Naples Dr. Schererville, IN 46410  
SEND TAX BILLS TO: **THOMAS P. DUNCAN AND LISA G. DUNCAN** 2525 NAPLES, DR., Schererville, IN 46375

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.

Signature of Preparer [Signature]  
Name of Preparer PAT LUDINGTON

COMMUNITY TITLE COMPANY  
FILE NO 2 37146

\$10  
CM  
CM

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR 18 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR