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Mail Tax Bills To:

Tax Key No. 007-16-27-0665-0040

3911 Juniper Trail  
Highland, IN 46322

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT:**

Zacharie A. Mennite

*of Lake County in the State of Indiana*

**CONVEY AND WARRANT TO:**

Kenneth W. Carmichael

*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:*

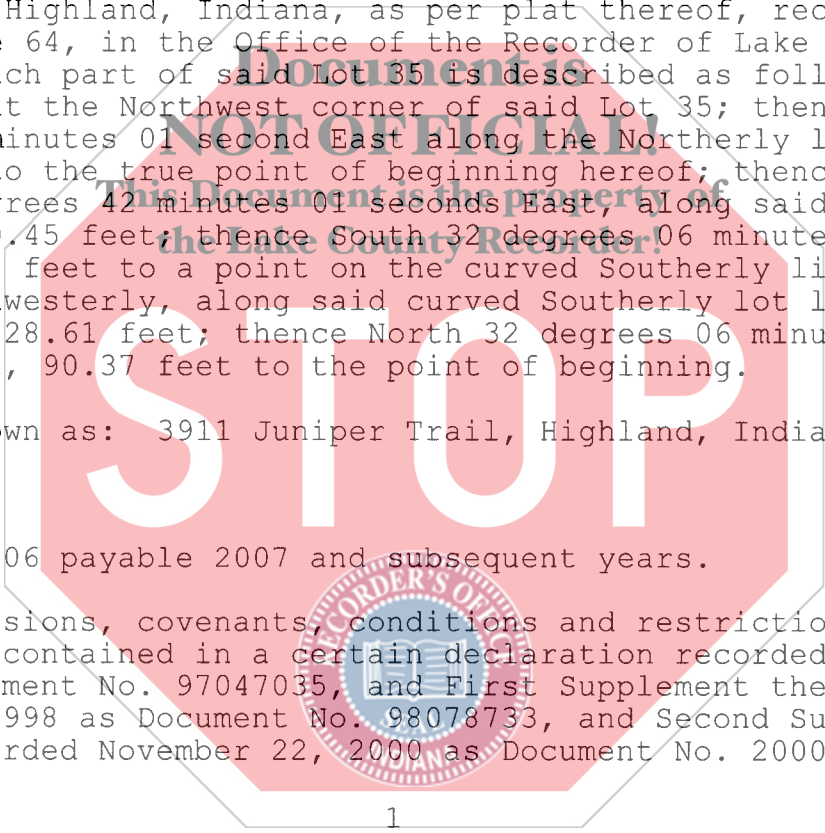
Part of Lot 35 in Sandalwood Subdivision, Phase 3, a Subdivision in the Town of Highland, Indiana, as per plat thereof, recorded in Plat Book 89 page 64, in the Office of the Recorder of Lake County, Indiana, which part of said Lot 35 is described as follows: Commencing at the Northwest corner of said Lot 35; thence South 73 degrees 42 minutes 01 second East along the Northerly line thereof, 68.23 feet to the true point of beginning hereof; thence continuing South 73 degrees 42 minutes 01 seconds East, along said Northerly lot line, 29.45 feet; thence South 32 degrees 06 minutes 36 seconds West, 101.82 feet to a point on the curved Southerly line of Lot 35; thence Northwesterly, along said curved Southerly lot line, an arc distance of 28.61 feet; thence North 32 degrees 06 minutes 36 seconds East, 90.37 feet to the point of beginning.

Commonly known as: 3911 Juniper Trail, Highland, Indiana

Subject To:

1. Taxes for 2006 payable 2007 and subsequent years.
2. Terms, provisions, covenants, conditions and restrictions and party wall rights contained in a certain declaration recorded July 21, 1997 as Document No. 97047035, and First Supplement thereto recorded October 5, 1998 as Document No. 98078733, and Second Supplement thereto recorded November 22, 2000 as Document No. 2000 085668,

\$20  
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CA



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAY 15 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Ticor-Scher. 930072526

006340

including but not limited to the duties and obligations arising from the automatic membership in and the powers of the Sandalwood Community Association, Inc., an Indiana not-for-profit corporation, it's successors and assigns.

3. Easement as set out in the declaration recorded July 21, 1997 as Document No. 97047035 and First Supplement thereto recorded October 5, 1998 as Document No. 98078733, and Second Supplement thereto recorded November 22, 2000 as Document No. 2000 085668.
4. Assessments charges and expenses levied by the Sandalwood Community Association, Inc., an Indiana not-for-profit corporation, it's successors and assigns as set out in the declaration recorded July 21, 1997 as Document No. 97047035, and First Supplement thereto recorded October 5, 1998 as Document No. 98078733, and Second Supplement thereto recorded November 22, 2000 as Document No. 2000 085668, which lien for assessments, charges, and expenses shall be superior to all other liens EXCEPT: a) the liens of all taxes, bonds, assessments, and other levies which by law would be superior; and b) The lien or charge of any FIRST mortgage of record (meaning by recorded mortgage with first priority over other mortgages) made in good faith and for value.
5. Rights or claims of parties in possession not shown by the public records.
6. Covenants, easements and/or restrictions which may appear of record on the recorded plat of subdivision.
7. Easements for ditches, drains, laterals, and drain tile, if any.
8. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
9. Highways, easements, right-of-ways, and restrictions of record, if any.

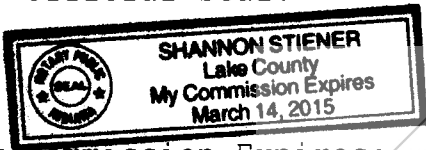
Dated this 11<sup>th</sup> day of May, 2007.

Zacharie A. Mennite  
Zacharie A. Mennite

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF LAKE            )

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of May, 2007 personally appeared: Zacharie A. Mennite and acknowledged the execution of the foregoing Warranty Deed.

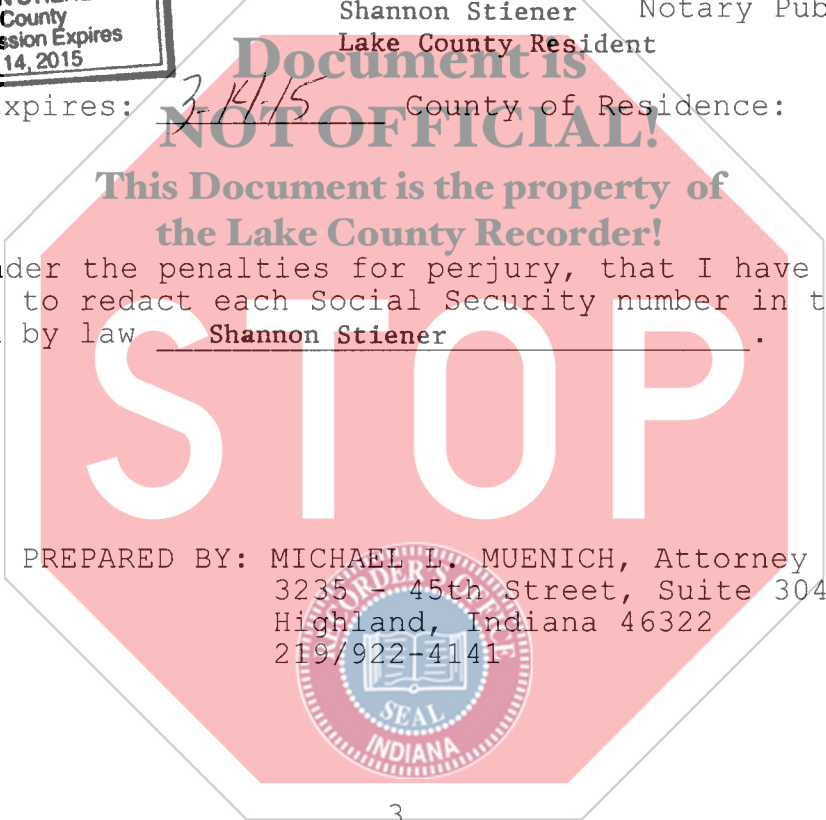
In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Shannon Stiener

Shannon Stiener   Notary Public  
Lake County Resident

My Commission Expires: 3-14-15 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. Shannon Stiener

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

deed\mennite