

2007 052071

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MICHAEL A. BROWN  
RECORDER

**WARRANTY DEED**

For and in consideration of TEN (\$10.00) DOLLARS and other valuable consideration, the payment and receipt of which is acknowledged, B & J Construction, an Indiana general partnership, of Lake County, Indiana (hereafter called **grantor**), **Conveys and Warrants** to Auburn Hills Home Owners Association, Ltd., an Indiana non-profit corporation, of Lake County, Indiana (hereafter called **grantee**), the following Real Estate in Lake County, Indiana:

**Parcel One:** Outlot "A" in Auburn Hills Subdivision, Phase One, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 86 page 10, in the Office of the Recorder of Lake County, Indiana.

**Parcel Two:** Outlot "B" as shown on the recorded plat of Auburn Hills Phase 2 recorded in Plat Book 94, page 69, in the Office of the Recorder of Lake County, Indiana.

This conveyance is made and executed subject to:

All real estate taxes due or payable thereon, now or hereafter, and further subject to all assessments, mortgages, liens, rights to liens, roads, highways, streets, alleys, limitations by fences or established boundary lines, encroachments, overlaps, boundary line disputes, covenants, easements, restrictions, memoranda of record; and further subject to conditions and restrictions contained in the plat of Auburn Hills, Phases One and Two, an Addition to the Town of Merrillville as per plat thereof, recorded in Plat Book 86, page 10; and further subject to covenants, conditions and restrictions contained in an instrument, recorded January 22, 1999, as Document No. 99005826; and further subject to any other matters which are of record or which would be disclosed by an accurate survey or inspection of said real estate.

Send Tax Bills to: 3026 -45<sup>th</sup> Street, Highland, IN 46322

**Parcel 1:** Taxing Unit 08, Key Number: 15-0718-0032

**Parcel 2:** Taxing Unit 08, Key Number: 15-0786-0018

**PLEASE NOTE:** The transfer of title herein was consummated solely for the purpose of concluding the creation of the subdivision known as Auburn Hills Subdivision, Phases 1 & 2, with only nominal legal consideration passing between the parties. Therefore, this document constitutes an **exempt transaction** under I.C. 6-1.1-5.5.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

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PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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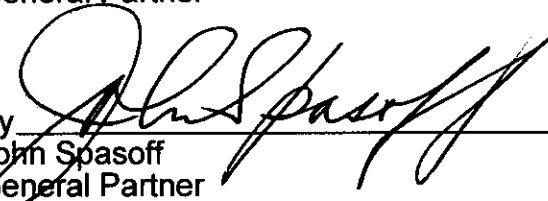
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**In Confirmation**, all general partners of grantor, in the exercise of their legal authority and in furtherance of their fiduciary responsibilities in that capacity, have duly executed this deed on behalf of the grantor by affixing their signatures below, on the 26<sup>th</sup> Day of June, 2007.

**GRANTOR:  
B & J. CONSTRUCTION  
An Indiana General Partnership**

By   
Robert Kaufman  
General Partner

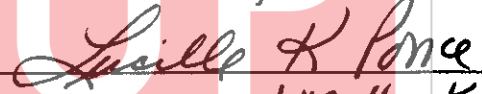
By   
John Spasoff  
General Partner

STATE OF INDIANA }  
COUNTY OF LAKE }

SS:

Robert Kaufman and John Spasoff, constituting all of the general partners of B & J Construction, an Indiana general partnership, the above designated Grantor, personally appeared before me on the 26<sup>th</sup> Day of June, 2007, and acknowledged under oath their execution of the above Warranty Deed, on behalf of said Grantor, to be their joint voluntary act and deed, in their capacities as the general partners of said grantor, in furtherance of their fiduciary responsibilities in that capacity, and as duly authorized by law, for the uses and purposes therein set forth.

**In Confirmation**, I execute my signature and affix my Official Notarial Seal.

  
Lucille K. Ponce  
Notary Public

My Commission Expires:

My 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."

PREPARED BY: \_\_\_\_\_

**This Document Prepared By  
HUGH D. BRAUER  
Attorney At Law**

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