

WARRANTY DEED

Key: 009-39-51-0062-0034

Affects the Land and Other Real Estate

THIS INDENTURE WITNESSETH, that Westpark Development, Inc., an Indiana Corporation, CONVEYS AND WARRANTS to H. Allen Pederson and Marcia L. Pederson, Co-Trustees U/D/T dated July 28, 1997, F/B/O The Pederson Revocable Trust with the mailing address of 536 Aster Lane, Griffith IN, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following REAL ESTATE in Lake County, Indiana, to-wit:

Part of Lot 39, in TRAIL CREEK / ^{Subdivision, Unit One,} ~~Westpark Development~~ in the Town of Griffith, Indiana, as per Record Plat thereof appearing in Plat Book 100, Page 99, in the Office of the Recorder of Lake County, Indiana, which part of said lot is described as follows: Commencing at the Southeast corner of said Lot; thence S66°59'21"W., along the Southerly line of said Lot, a distance of 48.15 feet to the True Point of Beginning; thence N.23°00'39"W., at right angles, a distance of 95.00 feet to a point on the Northerly line of said Lot; thence S.66°59.21"W. a distance of 47.15 feet to the Northwest corner of said Lot; thence S.24°04'03"E., along the Westerly of said Lot, a distance of 94.71 feet to the Southwest corner of said Lot; thence Northeasterly, along the curved Southerly line of said Lot, an arc distance of 14.16 feet; thence N.66°59'21"E., along the Southerly line of said Lot, a distance of 31.25 feet to the Point of Beginning.

Subject to easements, restrictions of record, rights of way, real estate taxes and the Declaration of Covenants, Conditions, and Restrictions for Trail Creek Community Association, Inc. recorded February 23, 2007 as Document No. 2007015633 in the Office of the Recorder of Lake County, Indiana.

Grantor hereby certifies under oath that no Indiana Gross Income Tax is due and payable with respect to the transfer made by this deed.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a representative of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, that Grantor has full capacity to convey the real estate hereby conveyed, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said Westpark Development, Inc. has caused this deed to be executed in its name, and on its behalf, this 22 day of June 2007.



WESTPARK DEVELOPMENT, INC

By: [Signature]
Chris C. Kovich, President

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 28 2007

PEGGY HOLLINGA KAYONA
LAKE COUNTY AUDITOR

STATE OF INDIANA)
COUNTY OF LAKE)

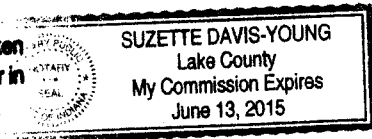
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) SS:

Personally appeared before the undersigned, a Notary Public, in and for said County and State, Chris C. Kovich, President of Westpark Development, Inc. and acknowledged that he did execute the foregoing Warranty Deed for and on behalf of said Corporation pursuant to proper authority.

Witness my hand and Notarial Seal this 22 day of June 2007.

"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." Chris Burk



[Signature]
Suzette M. Davis, Notary Public

Residing in: Lake County, Indiana

My Commission Expires: June 13, 2015

This instrument was prepared by Chris C. Kovich. Please return to: 536 Aster Lane Griffith IN 46319

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Ticor Title -Scher. 920073629