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**REAL ESTATE GIFT DONATION CONTRACT BETWEEN:  
GILBERT NAVARRO, DONOR AND VAN BUREN MISSIONARY BAPTIST  
CHURCH, INC., DONEE SUPPORTED BY A "DEED OF GIFT".**

**PARTIES:**

**BE IT KNOWN**, this REAL ESTATE DONATION CONTRACT is entered into and made between the undersigned: GILBERT NAVARRO, P. O. Box 10327, Merrillville, IN 46411 (hereinafter, "Donor") and VAN BUREN MISSIONARY BAPTIST CHURCH, INC., (hereinafter "Donee"), whether one or more, whose address is 2585 Van Buren Street, Gary, Lake County, Indiana 46407.

**NOW THEREFORE**, the Donor hereto, intending to be legally bound in consideration of the mutual Covenants and Agreement set forth herein, hereby agrees to donate and convey, assign, set over and transfer unto the Donee all of the Donor's Rights, Title, and Interest in one (1) parcel of real estate, a vacant lot: located AT 2553 Jackson Street, Gary, IN 46407.

**DONOR'S OFFER TO DONATE AND LEGAL DESCRIPTION OF PREMISES AND CONDITIONS WITH A DEED OF GIFT, A WARRANTY DEED FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES:**

Donor offers to Donate to Van Buren Church, Inc., 2<sup>ND</sup> Oak Park Add. L.35, BL.61 (the "land real estate, a lot"), Key Number: 001-25-46-0216-0037, together with all rights or ownership, tenements, improvements and appurtenances, if any, now on the Premises, and subject to all easements, conditions, encumbrances, rights, whether or not such easements, conditions encumbrances, and rights are of record, zoning laws and ordinances, restrictions on use, restrictions on said lot and any and all other limitations, if any, affecting the Premises, and all permanently attached improvements made to premises and minerals and any and all other valuables that could be found on said premises, "AS IS" WITH NO IMPROVEMENTS OF ANY SORT TO BE MADE BY THE DONOR and with AN APPRAISAL AND TITLE SEARCH, ALTHOUGH THE PREMISES ARE DONATED "AS IS", WITH THE DONOR PAYING ALL TAXES DUE THROUGH THE DATE OF SIGNING OF THIS REAL ESTATE DONATION CONTRACT SUPPORTED BY A WARRANTY OF GIFT.

**CONSIDERATION: THIS IS AN UNCONDITIONAL GIFT TO SAID CHURCH BY WARRANTY DEED FREE OF ALL LIENS AND OTHER ENCUMBRANCES.**

**DONEE'S AND DONOR'S VOLUNTARY ACCEPTANCE OF ALL TERMS AND PROVISIONS OF THIS GIFT AGREEMENT BY WARRANTY DEED FREE OF ALL LIENS AND OTHER ENCUMBRANCES WITHOUT TRICKERY, FRAUD, DECEPTION WITH FULL UNDERSTANDING OF THE TERMS PROVISIONS SINCE THERE HAS BEEN A MEETING OF THE MINDS AND MUTUAL CONSENT BETWEEN THE PARTIES.**

**FILED**

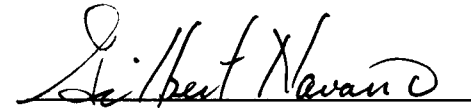

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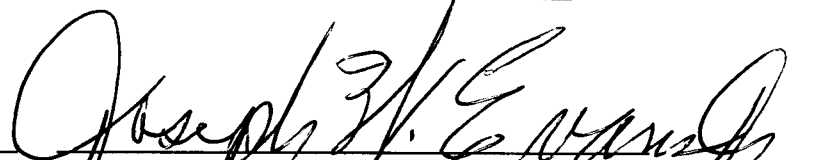
MAR 27 2008

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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The Donee and Donor ACCEPT THE DONATION OF THE ABOVE DESCRIBED premises, a vacant lot with by Warranty Deed free of all liens and other encumbrances as herein described on the terms and conditions as set forth herein above on this 6 day of March, 2008.

  
Gilbert Navarro Donor/Grantor  


  
Van Buren Missionary Baptist Church, Inc.  
Donee/Grantee by Trustee-Deacon Joseph  
W. Evans, Chairman of the Trustee Ministry  
as Agent and Representative of the Church.



This two page legal instrument a Donor, Gilbert Navarro's Offer of a Gift Agreement to Van Buren Church, Donee 2585 Van Buren St., Gary, IN 46407, was prepared by Atty. John Henry Hall, Ed.D., LL.M., 1937 Madison Street, Gary, Indiana 46407, Tel. 219 883-7711; Fax 219 688-7711; E-Mail [HallLeglSvcs@aol.com](mailto:HallLeglSvcs@aol.com)