

WARRANTY DEED

Tax Key No.: 31-25-0289-0028

THIS INDENTURE WITNESSETH, That JAMES A. TOWNER ("Grantor") of LAKE County in the State of INDIANA CONVEY(S) AND WARRANT(S) TO OLEG V. FEDOSSOV, A SINGLE MAN, ("Grantee") of LAKE County in the State of INDIANA in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County in the State of Indiana: Lot 46 in Lemon Lake Estates, Unit III, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 46, Page 100, in the Office of the Recorder or Lake County, Indiana, and amended by a Plat of Correction recorded July 29, 1977, in Plat Book 47, Page 87, and further amended by a Certificate of Correction recorded August 10, 1977, as Document No. 422274, more commonly known as 6512 W. 130th Ave., Cedar Lake, IN 46303.

Subject to:

Covenants and restrictions, easements for streets and utilities, and building lines, as contained in plat of subdivision and as contained in all other documents of record; and taxes for 2007 due and payable in 2008.

Terms and conditions and stipulations as contained in a Quitclaim Deed that the Town of Cedar Lake, Lake County, Indiana, an Indiana municipal corporation, to Cedar Lake Redevelopment Authority, a separate body corporate and politic and an instrumentality of the Town of Cedar Lake, Lake County, Indiana, recorded December 28, 2007, as Document No. 2007 101276.

Terms, provisions, conditions and stipulations as contained in a Lease Agreement between Cedar Lake Redevelopment Authority, Lessor and Town of Cedar Lake, Lake County, Indiana, Redevelopment Commission, Lessee, dated October 30, 2007, and recorded December 28, 2007, as Document No. 2007 101278.

Terms, provisions, conditions and stipulations as contained in an Addendum to Lease between the Cedar Lake Redevelopment Authority, Lessor and the Town of Cedar Lake, Lake County, Indiana, Redevelopment Commission, Lessee, recorded December 28, 2007, as Document No. 2007 101279.

Terms, provisions, conditions and stipulations as contained in a Trust Indenture by and between Cedar Lake Redevelopment Authority and Wells Fargo N.A., Trustee, \$3,500,000.00 Lease Rental Revenue Bonds of 2007, dated December 28, 2007, and recorded December 28, 2007, as Document No. 2007 101277.

Dated this 19th day of MARCH, 2008.

James A. Towner
JAMES A. TOWNER

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 19th day of MARCH, 2008, personally appeared:

JAMES A. TOWNER

and acknowledged the execution of the foregoing deed. In witness whereof I have hereunto subscribed my name and affixed my official seal.

My Comm. Exp.: 8-7-14

Signature *Patricia E. Nelson*

Resident of LAKE County

Printed Name PATRICIA E. NELSON

GRANTEE'S NAME: OLEG V. FEDOSSOV
GRANTEE'S ADDRESS: 6512 W. 130th AVE., CEDAR LAKE, IN 46303

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.

Patricia E. Nelson

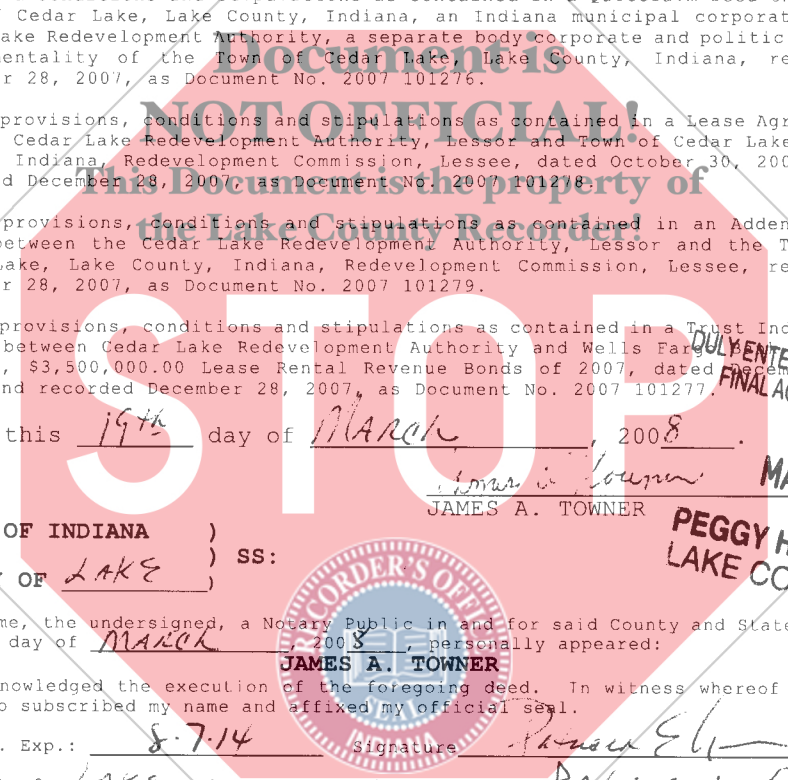
This instrument prepared by ATTY. JOS. S. IRAK, 9219 Broadway, M'ville, IN 46410
Atty. I.D. #4851-45 (219) 769-4552
MAIL TO:

Hold for Professionals' Title Services



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FILED FOR RECORDATION
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 31 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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