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LAKE COUNTY
FILED IN RECORDS

2008 079365

2008 NOV 20 AM 9:20

MICHAEL A. CROWN
RECORDER

Tax Key No. 45-11-17-26-003.000-036

20.13.0802-0002

MAIL TAX BILLS TO:
JARED R. TAUBER
JAMES M. NUZZO, JR.
964 FOUNTAIN PLACE
SCHERERVILLE, IN 46375

WARRANTY DEED

410020085324

This indenture witnesseth that **FOUNTAIN PARK CENTER DEVELOPERS, LLC**, a **limited liability company organized and existing under the laws of the State of Indiana**, conveys and warrants to **JARED R. TAUBER and JAMES M. NUZZO, JR.**, each as to an **undivided one-half (1/2), as tenants in common**, whose address is 964 Fountain Park Place, Schererville, Indiana 45375, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Elkappa Title Insurance Company

Part of Lot 6, in Fountain Park P.U.D., being part of Lot 2, Resubdivision of Lot 8, Fountain Park Subdivision, a Planned Unit Development, in the Town of Schererville, as per plat thereof, recorded in Plat Book 101, page 33, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Commencing at the Northwest corner of said Lot 6; thence South 01 degrees 00 minutes 52 seconds East, 108.33 feet, along the West line of said Lot 6; thence South 89 degrees 47 minutes 01 seconds East, 311.59 feet to the point of beginning; thence South 89 degrees 47 minutes 01 seconds East, 24.32 feet; thence South 00 degrees 12 minutes 59 seconds West, 50.00 feet; thence North 89 degrees 47 minutes 01 seconds West, 24.32 feet; thence North 00 degrees 12 minutes 59 seconds East, 50.00 feet to the point of beginning.

Commonly known as 964 Fountain Park Place, Schererville, Indiana 46375.
GRANTEES' ADD.

Subject To: All unpaid real estate taxes and assessments for 2007 payable in 2008, and for all real estate taxes and assessments for all subsequent years.

Subject To: All covenants, easements, rights-of-way, building lines, highways, roads, street, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.

Grantor certifies that there are no Indiana Gross Income Taxes due as a result of this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly authorized agent of Grantor and has been empowered by proper resolution of the Company to execute and deliver this deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary Company action for making such conveyance has been taken and done.

Dated this 14th day of November, 2008.

FOUNTAIN PARK CENTER DEVELOPERS, LLC, an Indiana limited liability company

By: Brad M. Teibel
BRAD M. TEIBEL, Managing Member

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

NOV 19 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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PB

017908

