

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO): *MOLLY JORDAN*  
Diversified Settlement Services, Inc.  
1206 New Rodgers Road  
Bristol, Pa 19007  
Telephone: 215-781-1900 Fax: 215-781-6340  
File No. IN32596

2008 080119

STATE OF INDIANA  
COUNTY OF LAKE  
FILED FOR RECORD  
2008 NOV 25 AM 9:56  
MICHAEL A. SKUTNAN  
RECORDER

Property Address: 7276 South Willowbrook Drive,  
Lowell, IN 46356

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### WARRANTY DEED

#### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **PAUL M. MITCHELL**, hereinafter referred to as "Grantor", does hereby give, grant, bargain, sell and confirm unto **PAUL M. MITCHELL and CAROL MITCHELL, H/W**, as **Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Lowell, County of Lake, State of Indiana**, to-wit:

The following described real estate in Lake County, in the State of Indiana:

Lot 13 in Northbrook Estates Second Addition to the Town of Lowell, as per plat thereof, recorded in Plat Book 45, Page 65 in the Office of the Recorder of Lake County, in the State of Indiana.

For informational purposes only: Tax Parcel #45-19-23-180-009.000-008

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Jose A. Vasquez and Crystal M. Vasquez, husband and wife, dated June 3, 2002, and recorded June 20, 2002, in the Land Records for the City of Lowell, County of Lake, as Document No. 2002 056285.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [ ] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [X] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this *5th* day of *NOVEMBER*, 2008.

**018551**

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

*Paul M. Mitchell*  
\_\_\_\_\_  
PAUL M. MITCHELL

{Seal}

NOV 21 2008

RECORDER OF DEEDS  
COUNTY OF LAKE, INDIANA

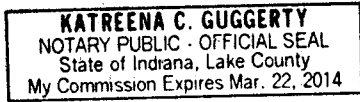
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*#23212*  
*19-*

*MB*

STATE OF INDIANA  
CITY OF LOWELL, COUNTY OF LAKE

On this the 5<sup>TH</sup> day of NOVEMBER, 2008, before me,  
KATREENA C. GUGGERTY, the undersigned officer, personally appeared PAUL  
M. MITCHELL, known to me (or satisfactorily proven) to be the party executing the foregoing  
instrument and he acknowledged the foregoing instrument, and who, having been duly sworn, stated that  
any representations therein contained are true.



  
Notary Public KATREENA C. GUGGERTY

My Commission expires: 3/22/2014

**Grantor's Name, Address, Phone:**  
PAUL M. MITCHELL  
7276 South Willowbrook Drive  
Lowell, IN 46356

**Grantees' Name, Address, Phone:**  
PAUL M. MITCHELL and CAROL MITCHELL  
7276 South Willowbrook Drive  
Lowell, IN 46356

SEND TAX STATEMENTS TO THE GRANTEE.

