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2009 029432

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2009 MAY -5 PM 1:50
MICHAEL A. BROWN
RECORDER

DOCUMENT TITLE

WARRANTY DEED

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

21044025



RECORD
SECOND

THIS PAGE IS ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

ADDITIONAL RECORDING FEE APPLIES



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 05 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

24⁹²
CHK# 81711696
RM

009248

E

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **AALOWELL, LLC**, a Delaware limited liability company (**Grantor**) of Jefferson County, in the state of Alabama, Convey and Warrant to Ronald Austgen, Trustee of the Ronald Austgen Revocable Trust Dated September 25, 1997 (**Grantee**), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, in the following described real estate in Lake County, in the State of Indiana, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO TAXES DUE AND PAYABLE FOR 2009 AND ALL SUBSEQUENT TAXES THEREAFTER, AND ANY EASEMENTS, RESTRICTIONS OR RIGHT-OF-WAY OF RECORD.

SEND TAX STATEMENT TO: Ronald Austgen Trustee
801 E. Main St.
Griffith, IN 46319

IN WITNESS WHEREOF, Grantor has executed this deed this 24th day of April, 2009.

AALOWELL, LLC, a Delaware limited liability company



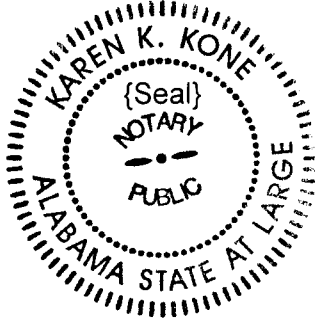
By: Steven E. Camp
Steven E. Camp
Its: Authorized Agent

21044025-R

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

Before me, a Notary Public in and for said County and state, personally appeared Steven E. Camp, Authorized Agent of AALowell, LLC, a Delaware limited liability company who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 22nd day of April, 2009.

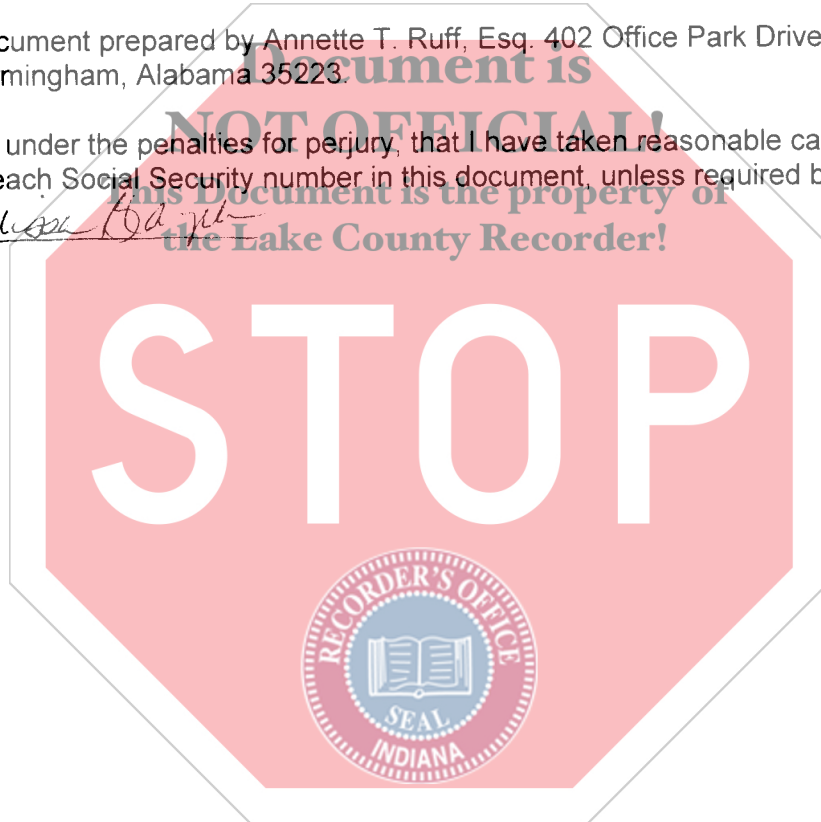


Signature Karen K. Kone
Printed Karen K. Kone, Notary
Public
My Commission Expires: 2-15-12
Resident of Tuscaloosa County,
Indiana. *Alabama.*

This document prepared by Annette T. Ruff, Esq. 402 Office Park Drive, Suite 212, Birmingham, Alabama 35223.

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.

Melissa Boyd



"EXHIBIT A"

SITUATE IN THE COUNTY OF LAKE, STATE OF INDIANA:

PARCEL 1:

THE EAST 10.00 FEET OF LOTS 13 AND 14 AND A PART OF LOT 12, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 10.00 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT 12, A DISTANCE OF 51.35 FEET; THENCE EAST 10.01 FEET TO THE EAST LINE OF SAID LOT 12; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 50.95 FEET TO THE POINT OF BEGINNING; IN EGANS FIRST SUBDIVISION, TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 91 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, ALSO PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF BEL-AIRE ESTATES UNIT 1, AS RECORDED IN PLAT BOOK 38, PAGE 104, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH ALONG THE WEST LINE OF BEL-AIRE ESTATES UNIT 1, A DISTANCE OF 60.03 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID WEST LINE, A DISTANCE OF 300.23 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD #2; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 110.00 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE OF BEL-AIRE ESTATE UNIT 1, EXTENDED SOUTH, 150.00 FEET; THENCE WEST PARALLEL TO THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD #2, 47.00 FEET; THENCE NORTH PARALLEL TO SAID NORTH TO SAID WEST LINE OF BEL-AIRE ESTATES UNIT 1, EXTENDED SOUTH 150.23 FEET; THENCE WESTERLY PARALLEL TO THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD #2, 63.00 FEET TO THE PLACE OF BEGINNING, ALL IN THE TOWN OF LOWELL, LAKE COUNTY, INDIANA.

PARCEL 2:

A PART OF THE WEST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF BEL-AIRE ESTATE UNIT 1, AS RECORDED IN PLAT BOOK 38, PAGE 104, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, THENCE SOUTH 01 DEGREES 26 MINUTES 43 SECONDS EAST ALONG THE WEST LINE OF BEL-AIRE ESTATES UNIT 1, A DISTANCE OF 60.06 FEET TO A 5/8" IRON PIN FOUND; THENCE WITH THE NORTH LINE OF THE MARGARET TILLEMA PROPERTY OF RECORD IN INSTRUMENT NO. 91007749, SOUTH 89 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 63.00 FEET TO A PK NAIL SET, SAID PK NAIL SET BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 09 MINUTES 21 SECONDS EAST A DISTANCE OF 9.37 FEET TO AN IRON PIN SET; THENCE ALONG AND ACROSS THE WILBERT AND PEGGY HAMSTRA PROPERTY OF RECORD IN INSTRUMENT NUMBER 254225, SOUTH 01 DEGREES 18 MINUTES 30 SECONDS EAST A DISTANCE OF 150.22 FEET TO A PK NAIL SET; THENCE WITH THE TILLEMA PROPERTY AS FOLLOWS: NORTH 89 DEGREES 08 MINUTES 18 SECONDS WEST A DISTANCE OF 9.06 FEET TO A PK NAIL SET; THENCE NORTH 01 DEGREES 25 MINUTES 38 SECONDS WEST A DISTANCE OF 150.23 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,383.47 FEET, SAID IN A PRIOR DEED TO CONTAIN 0.032 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

COMMENCING AT THE SOUTHWEST CORNER OF BEL-AIRE ESTATES, UNIT NO. 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 104, OFFICE OF THE RECORDER OF LAKE COUNTY; THENCE SOUTH 1 DEGREE 17 MINUTES 59 SECONDS EAST (ASSUMED BEARING) 60.03 FEET ALONG THE PROLONGED WEST LINE OF SAID BEL-AIRE ESTATES TO THE NORTHWEST CORNER OF THE GRANTOR'S LAND; THENCE CONTINUING SOUTH 1 DEGREE 17 MINUTES 59 SECONDS EAST 286.19 FEET ALONG SAID PROLONGED WEST LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 08 MINUTES 14 SECONDS EAST 40.30 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES 48 SECONDS WEST 9.60 FEET TO THE NORTH BOUNDARY OF S.R. 2; THENCE ALONG THE BOUNDARY OF SAID S.R. 2 WESTERLY 39.93 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 30,661.18 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 09 MINUTES 43 SECONDS WEST AND A LENGTH OF 39.93 FEET TO A CORNER OF THE GRANTOR'S LAND; THENCE NORTH 1 DEGREE 17 MINUTES 59 SECONDS WEST 9.62 FEET ALONG SAID PROLONGED WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.009 ACRES, MORE OR LESS.

