

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 055343

2009 AUG 11 AM 9:22

MICHAEL A. BROWN  
RECORDER

### WARRANTY DEED

This indenture witnesseth that **THE BUILDER GROUP, LLC**, an Indiana limited liability company, conveys and warrants to **MARK R. BOUWMAN and STACEY L. BOUWMAN, husband and wife, as tenants by the entirety**, of County of Cook, State of Illinois, 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:

LOT 217 IN EMERALD CROSSING, UNIT 1A, A SUBDIVISION OF HANOVER TOWNSHIP, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 102 PAGE 94, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as Lot 217, Emerald Crossing, Lake County, Indiana  
Parcel No. 45-14-01-103-014.000-013

Grantees' Mailing Address/  
Mail Tax Bills To:

Mark R. & Stacey L. Bouwman  
18320 School St.  
Lansing, IL 60438

Subject To: All unpaid real estate taxes and assessments for 2008 payable in 2009, and for all real estate taxes and assessments for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances of Lake County, Indiana and when applicable, the Town of Dyer, Indiana.

Subject To: Covenants, conditions and restrictions contained in the plat of Emerald Crossing, Unit 1A, recorded in Plat Book 102 page 94.

Subject To: Terms, provisions, covenants, conditions and restrictions rights contained in a certain Declaration recorded August 25, 2008 as Document No. 2008 060198 including but not limited to the duties and obligations arising from the automatic membership in and the powers of the Property Owners Association, its successors and assigns.

Subject To: Easements as set out in the Declaration recorded August 25, 2008 as Document No. 2008 060198.

Subject To: Assessments, charges and expenses levied by the Property Owners Association, its successors and assigns, as set out in the Declaration recorded August 25, 2008 as Document No. 2008 060198.

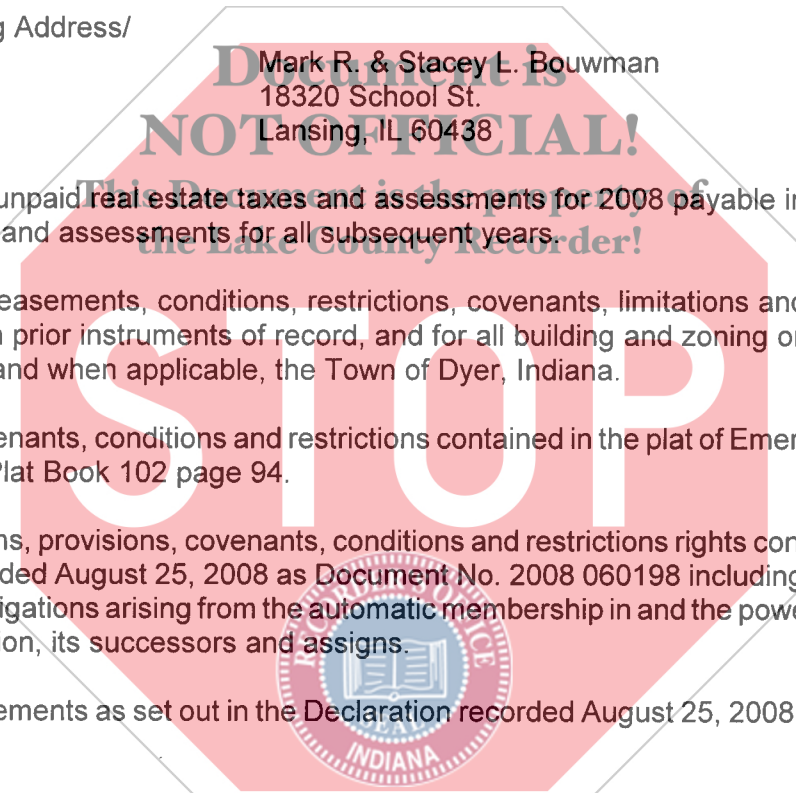
Subject To: Building line affecting the North 30 feet of the land, as shown on the recorded plat of subdivision.

Subject To: Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision.

Subject To: Easement for right-of-way and utilities affecting the North 12 feet as shown on recorded plat of said subdivision.

Subject To: Easement for drainage and utilities affecting the South 30 feet as shown on recorded plat of said subdivision.

Subject To: Rights of way for drainage tiles, ditches, feeders and laterals, if any.



JULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE OF TRANSFER  
AUG 07 2009  
REGGY HOLINGA KATON  
LAKE COUNTY AUDITOR

\$18  
TL  
CIA

003812

**TICOR TITLE INS.**

929-5481

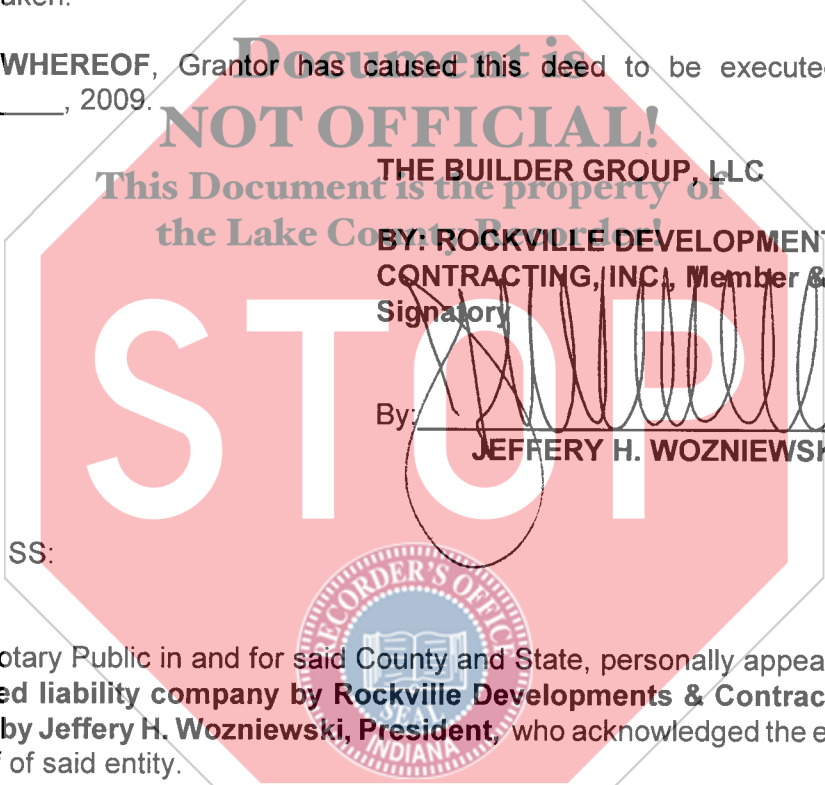
Subject To: Tile Agreement by and between Fred Thomas and William Stolzenbach and Sophie Stolzenbach and Harry F. Seehausen and Alma J. Seehausen and Christ Piepko dated September 4, 1928 and recorded September 5, 1928 in Miscellaneous Record 191, page 57.

Subject To: Right of way and Easement Agreement in favor of Williams Communications, Inc., d/b/a Vyvx, Inc., recorded May 5, 2000 as Document No. 2000 030710.

Grantor expressly limits said warranty only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned, is a Member of the Grantor and has been fully empowered by Authorization of all of the Members of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of Indiana, and that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 21<sup>st</sup> day of July, 2009.



THE BUILDER GROUP, LLC  
BY: ROCKVILLE DEVELOPMENTS & CONTRACTING, INC., Member & Authorized Signatory

By: [Signature]  
JEFFERY H. WOZNIEWSKI, President

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared **The Builder Group, LLC, an Indiana limited liability company by Rockville Developments & Contracting, Inc., Member and Authorized Signatory by Jeffery H. Wozniowski, President**, who acknowledged the execution of the foregoing Deed for and on behalf of said entity.

WITNESS my hand and Notarial Seal this 21<sup>st</sup> day of July, 2009.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_  
County of Residence: \_\_\_\_\_

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.

Printed Name: Lisa Anderson

This instrument prepared by: Richard E. Anderson, #2408-45  
Anderson & Anderson, P.C.  
9211 Broadway, Merrillville, IN 46410  
(219) 769-1892

