

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 064005

2009 SEP 21 AM 8:57

MICHAEL A. BROWN  
RECORDER

### WARRANTY DEED

This indenture witnesseth that **ROBERT L. ERIKS a/k/a ROBERT ERIKS and GWENDOLYN J. ERIKS a/k/a GWENDOLYN ERIKS, husband and wife**, of Lake County, State of Indiana, convey and warrant to **TREY L.E. HANSEN and JANET S. HANSEN, husband and wife, as tenants by the entireties**, of Lake County, State of Indiana, 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:

Parcel 1: Part of the Southwest Quarter of Section 10, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Commencing at a point in the center of the Public Highway running along the North side of said tract of land, at its intersection with the center line of a Public Highway running North and South through or near the center of said tract of land; thence East, along the center line of said East and West Public Highway, 20 Rods; thence South 16 Rods; thence West 20 Rods to the center of said North and South Public Highway; thence North, along the center of said North and South Public Highway, 16 Rods to the point of beginning.

And

Parcel 2: Outlot "H" of the Pentwater Subdivision - Phase I, as per plat thereof, recorded in Plat Book 98, page 8, in the Office of the Recorder of Lake County, Indiana.

All commonly known as 11311 Delaware Street, Crown Point, IN 46307  
Parcel No. 45-16-10-326-001.000-042 and 45-16-10-326-006.000-042

Grantees Address: Trey L.E. Hansen & Janet S. Hansen  
11311 Delaware St.  
Crown Point, IN 46307

Mail Tax Bills To: same as above

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.

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

920096350 **TICOR CP**

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 17 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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Subject To: Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within 113th Avenue along the North side of Parcel 1 of the land.

Subject To: Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken for or lying within Delaware Street, also known as County Road S-6, also known as Washington School Road along the West side of the land.

Subject To: All other highways and legal right of ways, if any.

Subject To: Covenants, conditions and restrictions contained in the plat of Pentwater Subdivision - Phase 1, recorded Plat Book 98 page 8.

Subject To: Terms, provisions, covenants, conditions, restrictions and easements contained in a certain Declaration recorded May 1, 2006 as Document No. 2006 036268 and amended by First Amendment recorded July 2, 2007 as Document No. 2007 053708, and all subsequent amendments thereto, including but not limited to the duties and obligations arising from the automatic membership in and the powers of Pentwater Community Association, Inc., an Indiana not-for-profit corporation, it's successors and assigns.

Subject To: Easements as set out in the Declaration recorded May 1, 2006 as Document No. 2006 036268.

Subject To: Assessments charges and expenses levied by Pentwater Community Association, Inc., an Indiana not-for-profit corporation, it's successors and assigns, as set out in the Declaration recorded May 1, 2006 as Document No. 2006 036268.

Subject To: Terms, provisions, covenants, conditions, restrictions, and easements contained in a certain Declaration recorded May 1, 2006 as Document No. 2006 036267, and as amended by the First Amendment to the Declaration recorded July 27, 2006 as Document No. 2006 065308 and all subsequent amendments thereto, and all subsequent amendments thereto, including but not limited to the duties and obligations arising from the automatic membership in and the powers of Pentwater Estates Association, Inc., an Indiana not-for-profit corporation, it's successors and assigns.

Subject To: Easements as set out in the Declaration recorded May 1, 2006 as Document No. 2006 036267.

Subject To: Assessments charges and expenses levied by Pentwater Estates Association, Inc., an Indiana not-for-profit corporation, its successors and assigns, as set out in the Declaration recorded May 1, 2006 as Document No. 2006 036267.

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

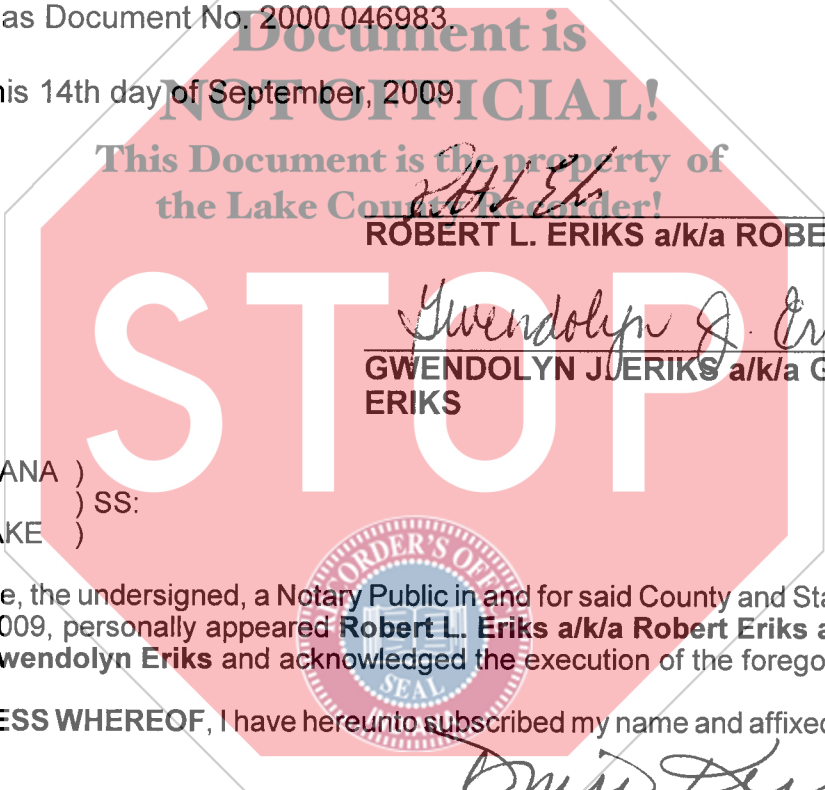
Subject To: Easement for public utilities and drainage affecting the West 10 feet, the Southwesterly 10 feet and the Southerly 10 feet as shown on recorded plat of said subdivision.

Subject To: Development Agreement by and between Olthof Homes, LLC and Crown East Development, L.L.C., dated August 19, 2005 and recorded April 28, 2006 as Document No. 2006 035850.

Subject To: No structures, fencing, permanent improvements or construction of any kind in, upon, under, over or along the area designated on the plat as "Outlot H" without prior written consent of Pentwater Development, LLC.

Subject To: Resolution No. 2000-3 of the City of Crown Point Redevelopment Commission confirming a resolution designating and declaring a certain area as a redevelopment area, expanding an existing redevelopment area amending and approving a redevelopment plan for such redevelopment, as expanded, and establishing an allocation area for purposes of tad increment financing dated April 17, 2000 and recorded July 3, 2000 as Document No. 2000 046983.

Dated this 14th day of September, 2009.



*Robert L. Eriks*  
ROBERT L. ERIKS a/k/a ROBERT ERIKS

*Gwendolyn J. Eriks*  
GWENDOLYN J. ERIKS a/k/a GWENDOLYN ERIKS

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 14th day of September, 2009, personally appeared **Robert L. Eriks a/k/a Robert Eriks and Gwendolyn J. Eriks a/k/a Gwendolyn Eriks** and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

*Denise Kessler*  
Denise Kessler, Notary Public

My Commission Expires: June 25, 2016  
County of Residence: Porter

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.

*Richard E. Anderson*  
Printed Name: Richard E. Anderson

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