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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 066228

2009 SEP 30 AM 9:13

MICHAEL A. BROWN
RECORDER

WARRANTY DEED

This indenture witnesseth that **THE BUILDER GROUP, LLC**, an Indiana limited liability company, conveys and warrants to **COOK BUILDERS COMPANY, INC.**, an Indiana corporation, 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 210 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 210, Emerald Crossing, Lake County, Indiana
Parcel No. 45-14-01-104-001.000-013

Grantees' Mailing Address/
Mail Tax Bills To:

Cook Builders Company, Inc.
6919 W. Lincoln Highway
Crown Point, IN 46307

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: Building line affecting the Northeasterly 30 feet and the Southeasterly feet of the land, as shown on the recorded plat of said subdivision.

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.

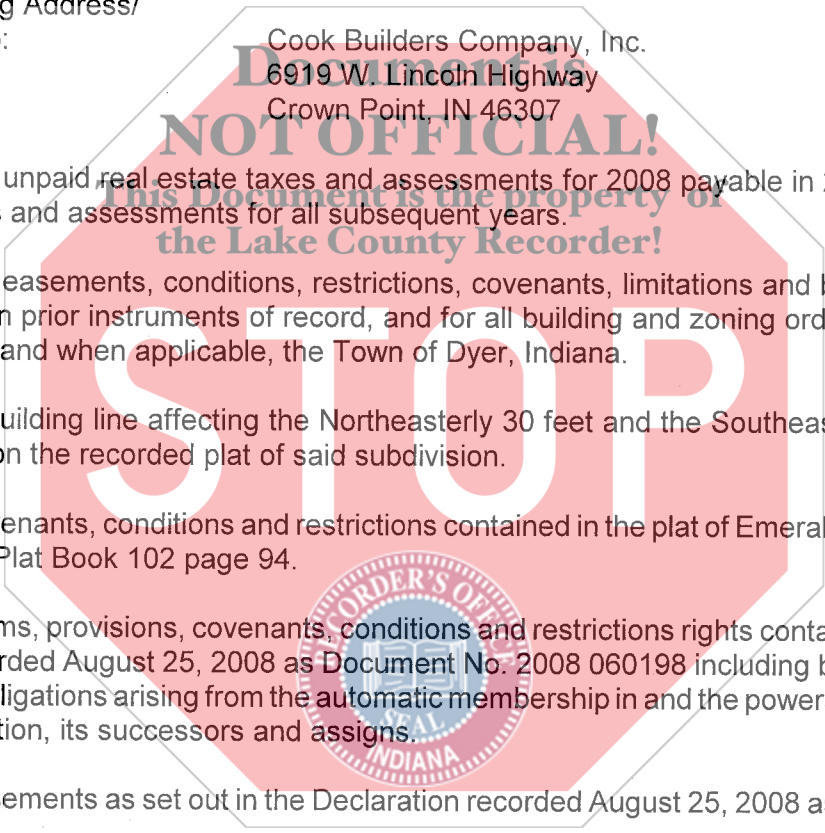
Subject To: Assessments, charges and expenses levied by the Property Owners Association, its successors and assigns, as set out in the Declaration recorded August 25, 2008 as Document No. 2008 060198.

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

Subject To: Easement for utilities affecting the Northeasterly 12 feet and the Southeasterly 12 feet as shown on recorded plat of subdivision.

Subject To: Easement for drainage and utilities affecting the Northwesterly 15 feet as shown on recorded plat of said subdivision.

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



TICOR CP 920097114

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

013155

180
TJ
Rm

SEP 28 2009

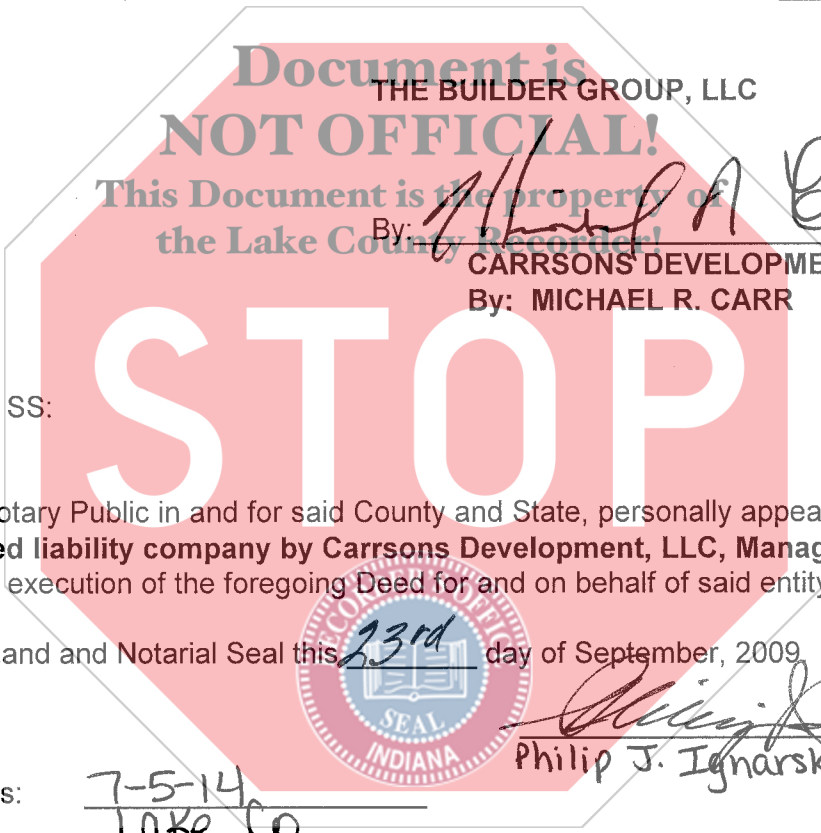
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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.

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 23rd day of September, 2009.



THE BUILDER GROUP, LLC

NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

By: Michael R. Carr

CARRSONS' DEVELOPMENT, LLC, Manager
By: MICHAEL R. CARR

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 Carrsons Development, LLC, Manager, by Michael R. Carr,** who acknowledged the execution of the foregoing Deed for and on behalf of said entity.

WITNESS my hand and Notarial Seal this 23rd day of September, 2009

Philip J. Ignarski
Philip J. Ignarski, Notary Public

My Commission Expires: 7-5-14
County of Residence: Lake Co.

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.

Michael E. Anderson
Printed Name: Michael E. Anderson

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

