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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 081508

2009 DEC -9 AM 9:11

MICHAEL A. BROWN
RECORDER

Mail Tax Bills To:
1592 Edith Way
Crown Point, IN 46307

Property No. 45-16-09-405-004.000-042

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT:
of Lake County in the State of Indiana

Charles R. Foster and Berdean M. Foster, husband and wife

CONVEY AND WARRANT TO: Gayle Oliveira
of Lake County in the State of Indiana

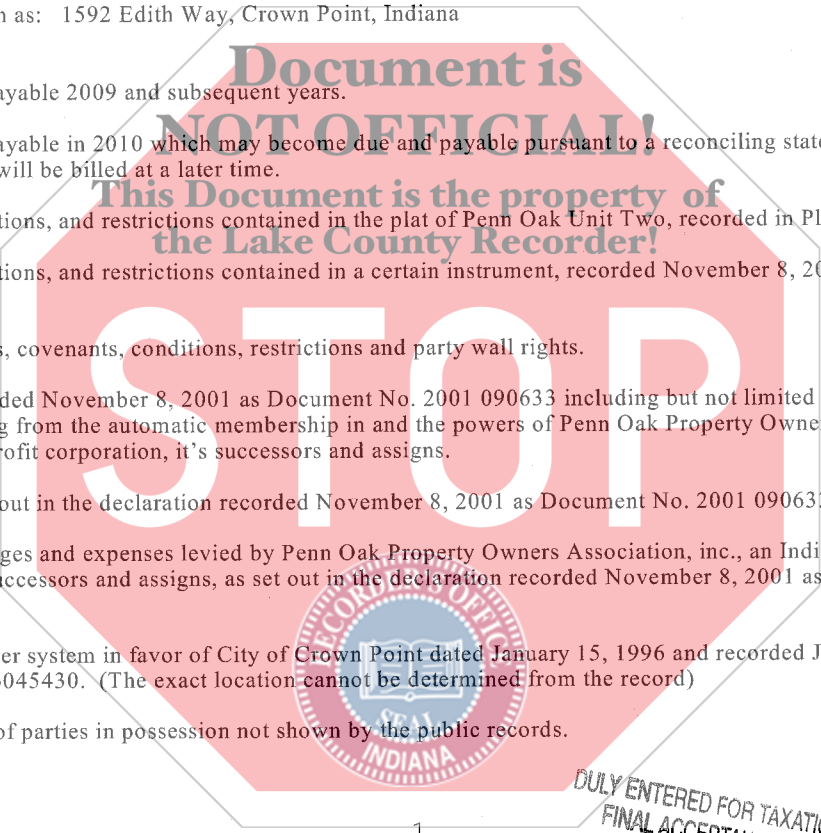
for and in consideration of Ten Dollars and other good and valuable consideration the receipt of whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 70 in Penn Oak Unit Two, in the City of Crown Point, as plat thereof, recorded in Plat Book 91, page 4, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1592 Edith Way, Crown Point, Indiana

Subject To:

1. Taxes for 2008 payable 2009 and subsequent years.
2. Taxes for 2009 payable in 2010 which may become due and payable pursuant to a reconciling statement as provided in IC 6-1.1 et seq. and will be billed at a later time.
3. Covenants, conditions, and restrictions contained in the plat of Penn Oak Unit Two, recorded in Plat Book 91 page 4.
4. Covenants, conditions, and restrictions contained in a certain instrument, recorded November 8, 2001 as Document No. 2001 090632.
5. Terms, provisions, covenants, conditions, restrictions and party wall rights.
6. Declaration recorded November 8, 2001 as Document No. 2001 090633 including but not limited to the duties and obligations arising from the automatic membership in and the powers of Penn Oak Property Owners Association, Inc., an Indiana not-for-profit corporation, its successors and assigns.
7. Easements as set out in the declaration recorded November 8, 2001 as Document No. 2001 090633.
8. Assessments charges and expenses levied by Penn Oak Property Owners Association, inc., an Indiana not-for-profit corporation, its successors and assigns, as set out in the declaration recorded November 8, 2001 as Document No. 2001 090633.
9. Easement for sewer system in favor of City of Crown Point dated January 15, 1996 and recorded July 9, 1996 as Document No. 96045430. (The exact location cannot be determined from the record)
10. Rights or claims of parties in possession not shown by the public records.



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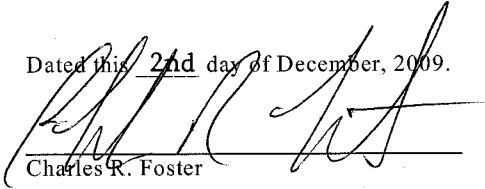
021430 PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

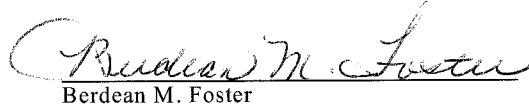
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 07 2009

- 11. Easements for ditches, drains, laterals, and drain tile, if any.
- 12. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
- 13. Highways, easements, right-of-ways, and restrictions of record, if any.

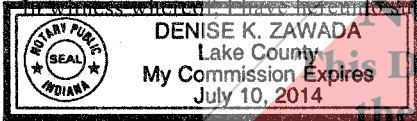
Dated this 2nd day of December, 2009.

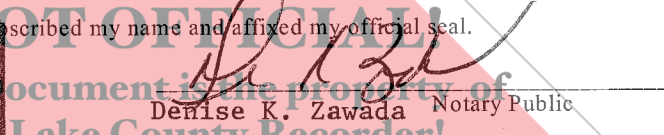

 Charles R. Foster


 Berdean M. Foster

STATE OF INDIANA)
) SS:
 COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of December, 2009 personally appeared: Charles R. Foster and Berdean M. Foster and acknowledged the execution of the foregoing Warranty Deed.




 Denise K. Zawada Notary Public

My Commission Expires: 7/10/14

County of Residence: Lake

At the time of preparation, 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 Denise K. Zawada.

THIS INSTRUMENT PREPARED BY:

MICHAEL L. MUENICH, Attorney at Law
 3235 - 45th Street, Suite 304
 Highland, Indiana 46322
 219/922-4141

deed\foster

