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Mail Tax Bills To:  
700 Kathleen Drive  
Scherverville, IN 46375

Tax Key No. 45-11-15-279-015.000-036

2010 075684

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT:** Brian J. Philipps and Amy K. Philipps,  
husband and wife

Of Lake County in the State of Indiana

**CONVEY AND WARRANT TO:** Fredrica K. Schlager

For and in consideration of Ten Dollars (\$10.00) 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 58 in Cline Meadows Unit No. 2, to the Town of Scherverville, as per plat thereof, recorded in Plat Book 45, page 69, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 700 Kathleen Drive, Scherverville, Indiana 46375.

Subject to:

**(GRANTEE MAILING ADDRESS)**

1. Taxes for 2010 payable 2011 and subsequent years.
2. Taxes for 2009 payable in 2010 which may become due and payable pursuant to a reconciling statement as provided in I.C. 6-1.1 et seq. and will be billed at a later time.
3. Covenants, conditions, and restrictions contained in the plat of Cline Meadows Unit No. 2, recorded in Plat Book 45, page 69, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Violation thereof will not result in forfeiture or reversion of title.

4. Building line affecting the South 30 feet of the land, as shown on the recorded plat of said subdivision.
5. Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision.
6. Easement for drainage and utilities affecting the North 10 feet as shown on recorded plat of said subdivision.
7. Highways, easements, right-of-ways, and restrictions of record, if any.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2010 DEC 22 AM 9:09  
MICHELE R. HANCOCK  
RECORDER  
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

DEC 16 2010

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

005368 19<sup>02</sup>

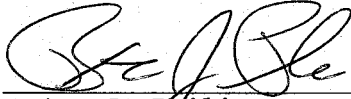
AMOUNT \$ \_\_\_\_\_  
CASH \_\_\_\_\_ CHARGE FN  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON COM \_\_\_\_\_  
CLERK \_\_\_\_\_


**FIDELITY SO**

921-7554

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AB

Dated this 9th day of December, 2010.

  
\_\_\_\_\_  
Brian J. Philipps


  
\_\_\_\_\_  
Amy K. Philipps

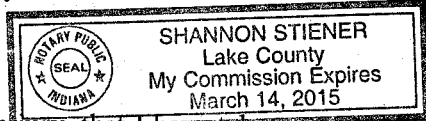
State of Indiana        )  
                                  )SS:  
County of Lake        )

Before me, the undersigned, a Notary Public in and for said County and State, this 9th day of December, 2010, personally appeared: Brian J. Philipps and Amy\*\* husband and wife, and acknowledged the execution of the foregoing Warranty Deed.       \*\*K. Philipps

In witness whereof, I have subscribed my name and affixed my official seal.

My Commission Expires: 3-14-15  
County of Residence: Lake

  
\_\_\_\_\_  
Notary Public   Shannon Stiener



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.

\_\_\_\_\_  
James L. Wieser, Attorney

THIS INSTRUMENT PREPARED BY:  
James L. Wieser 1232-45  
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Schererville, Indiana 46375  
(219) 865-7404