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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 069752

2011 DEC -5 AM 10:34

MICRO
RECORDER

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B.S.M.

WARRANTY DEED

This indenture witnesseth that **MILTON R. MORRIS and BARBARA J. MORRIS, husband and wife**, of Lake County, State of Indiana, convey and warrant to **KYLE BRUCE** 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:

THE SOUTH 534.34 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

Commonly known as Vacant Land, Lowell, Indiana 46356
Parcel No. 45-23-08-400-002.000-037

Subject To: All unpaid real estate taxes and assessments for 2011 payable in 2012, 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.

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 U.S. Highway No. 41 (Wicker Blvd.) along the East side of the land.

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

Subject To: Rights of the public and the State of Indiana, in and to that part of the East side of the land taken for U.S. Highway No. 41, as evidenced in Grant dated August 20, 1954 and recorded October 15, 1954 in Deed Record 972 page 17 as Document No. 789016, made by Ernest Wooldridge and Grace Wooldridge, husband and wife, and George Wooldridge and Vera Wooldridge, husband and wife, and in Grant dated August 11, 1954 and recorded October 1, 1954 in Deed Record 608 page 197 as Document No. 785656, made by George Wooldridge and Vera Wooldridge, husband and wife.

Subject To: Easement for permanent right-of-way and easement for ingress, egress and a road in favor of Virginia Brownell, Castle Parker Brownell, and Barbara Ann Anderson, over the South 1 rod of the North 1/2 of the Southeast 1/4 of Section 8, Township 34 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, dated February 29, 1980 and recorded March 11, 1980 as Document No. 576681.

Subject To: Consent to easement made by Federal Land Bank of Louisville, as holder of an indebtedness secured by mortgage recorded as Document No. 511437, dated February 27, 1980 and recorded March 11, 1980 as Document No. 576684 regarding easement made by Milton R. Morris and Barbara J. Morris to Virginia Brownell, Castle Parker Brownell and Barbara Ann Anderson, dated February 27, 1980 and recorded March 11, 1980 as Document No. 576681.

Grantee's Address: Kyle Bruce, 11003 W. 219th Avenue, Lowell, IN 46356

FIDELITY CP

920114198

FILED FOR RECORD ON SUBJECT
JULY ENTERED FOR RECORD
FINAL ACCEPTANCE FOR TRANSFER

AMOUNT \$ 1800
CASH _____ CHARGE FD
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK UR

057348

DEC 01 2011

BREBY HOLINGA KATONA
LAKE COUNTY AUDITOR

