

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2012 060606

2012 SEP -7 AM 9:04

MICHAEL J. ADAM
RECORDER

WARRANTY DEED

(Parcel No 15-26-0515-0027 / 45-07-26-351-014 000-006)

THIS INDENTURE WITNESSETH, That Sue Marie Perez ("Grantor") CONVEYS AND WARRANTS to Charles V Crownover and Arthur D. Crownover ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana.

The North 60 0 feet of Tract 4 Excepting The West 62 3 feet thereof, all by Lines measured parallel to the North and West lines thereof; in West Haven Manor, a Planned Unit Development in the Town of Griffith, Indiana, as per record Plat thereof appearing in Plat Book 96, page 22, in the Office of the Recorder of Lake County, Indiana

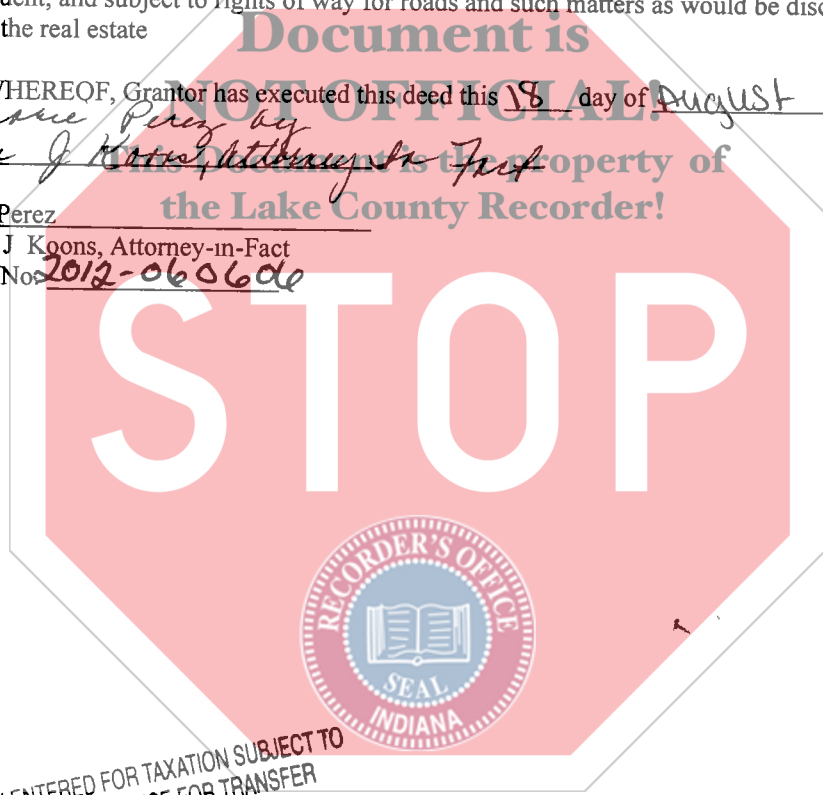
The address of such real estate is commonly known as 1036 Woodlawn Avenue, Griffith, Indiana 46319.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate

IN WITNESS WHEREOF, Grantor has executed this deed this 18 day of August, 2012

Signature: Sue Marie Perez by Darlene J. Koons, Attorney-in-Fact
Printed. Sue Marie Perez
by Darlene J. Koons, Attorney-in-Fact

Instrument No 2012-060606



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 06 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

014186

Handwritten notes:
\$ 24
CRK*
123964
or
123967
E CA

STATE OF North Carolina
COUNTY OF Chatham) SS. ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Darlene J. Koons, as attorney-in-fact for Sue Marie Perez, who acknowledged the execution of the foregoing Warranty Deed on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true

Witness my hand and Notarial Seal this 18 day of August, 2012

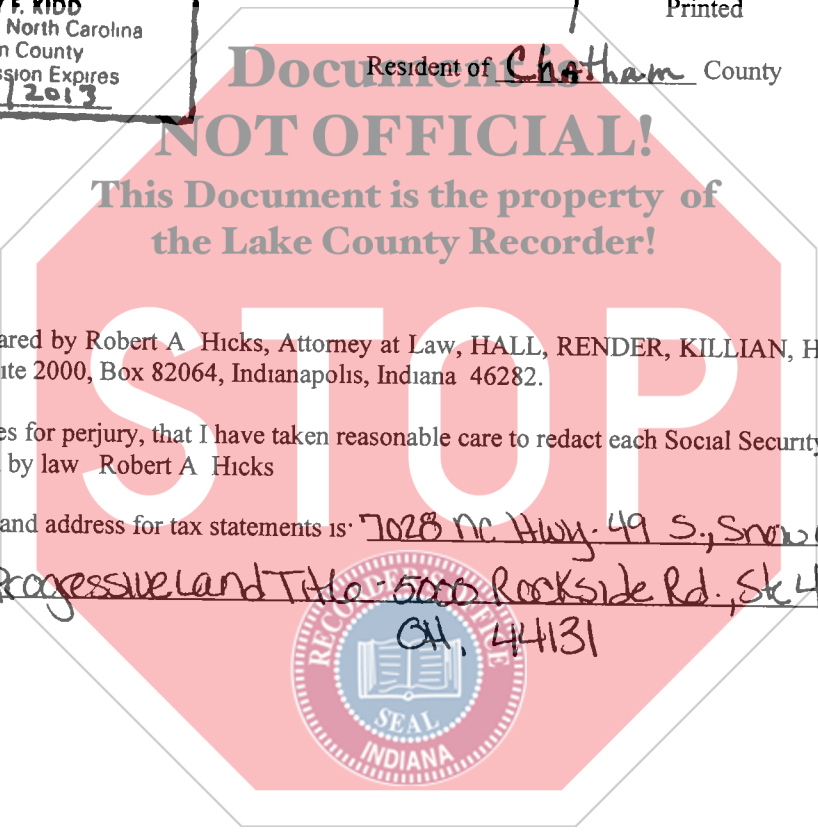
My Commission Expires 05/19/2013

Sherry F. Kidd
Notary Public

Sherry F. Kidd
Printed

SHERRY F. KIDD
Notary Public, North Carolina
Chatham County
My Commission Expires
05/19/2013

Resident of Chatham County



This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

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 Robert A. Hicks

Grantee's mailing address and address for tax statements is: 7028 NC Hwy. 49 S., Snow Camp, NC 27349

After recording, return to: Progressive Land Title - 5000 Rockside Rd., Ste 420, Independence
OH, 44131

1286660
31738WWTF

VENDOR'S AFFIDAVIT

STATE OF North Carolina
COUNTY OF Chatham)

Sue Marie Perez, by Darlene J Koons, her attorney-in-fact, being first duly sworn, states that she (hereinafter referred to as "Vendor") is this day conveying to Charles V Crownover and Arthur D. Crownover (hereinafter referred to, jointly and severally, as "Purchaser"), by warranty deed, the following described real estate located in Lake County, Indiana

The North 60 0 feet of Tract 4 Excepting The West 62 3 feet thereof, all by Lines measured parallel to the North and West lines thereof, in West Haven Manor, a Planned Unit Development in the Town of Griffith, Indiana, as per record Plat thereof appearing in Plat Book 96, page 22, in the Office of the Recorder of Lake County, Indiana,

and commonly known as 1036 Woodlawn Avenue, Griffith, Indiana 46319 (hereinafter referred to as "Real Estate")

The undersigned hereby represents that this Real Estate is not "property" as defined in Indiana Code 13-11-2-174, and is not, and has not been used, as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste or materials, and that no disclosure statement under Indiana Code 13-25-3-1, et. seq (Indiana Responsible Property Transfer Law) is required for this transaction.

In connection with the sale of the Real Estate, Vendor has furnished Purchaser with a commitment for an owner's policy of title insurance for the Real Estate under date of July 6, 2012, issued by First American Title Insurance Company ("Title Insurer") as Number 331738WWTF.

Vendor has an indefeasible estate in fee simple in the Real Estate, and the Real Estate is free and clear of every kind of lien, lease, or encumbrance except the following.

- 1 Easements, agreements, and restrictions of record disclosed in said commitment
- 2 Current taxes not delinquent
- 3 Whatever matters affecting the Real Estate, if any, as disclosed in the above deed

Vendor has not executed, or permitted anyone in Vendor's behalf to execute any conveyance, mortgage, lien, lease, security agreement, financing statement, or encumbrance of or upon the Real Estate or any fixtures attached thereto, except as stated above, which is now outstanding or enforceable against the Real Estate Vendor has made no contract to sell all or a part of the Real Estate to any person other than the Purchaser, and Vendor has not given to any person an option to purchase all or any part of the Real Estate, which is enforceable or exercisable now or at any time in the future. There are no unpaid claims for labor done upon or materials furnished for the real estate in respect of which liens have been or may be filed. To the best of Vendor's actual knowledge, the improvements upon the Real Estate are all located entirely within the bounds of the Real Estate, and there are no encroachments thereon To the best of Vendor's actual knowledge, there are no existing violations of zoning ordinances, covenants, conditions, or restrictions applicable to the Real Estate

Vendor represents that, to the best of Vendor's actual knowledge, all permits were obtained in conjunction with the construction of all improvements located upon the Real Estate.

If the Real Estate is subject to the periodic imposition of dues, fees, or assessments, Vendor represents that the same have been paid in full and are not delinquent.

There is no judgment of any court of the state of Indiana or of any court of the United States that is or may become a lien on the Real Estate. No petition for bankruptcy has been filed by or against Vendor within the last six months, nor is any petition now pending with respect to Vendor for bankruptcy, insolvency, or incompetency. Vendor is neither principal nor surety on any bond payable to the state of Indiana.

The Real Estate is now in possession of Vendor as owner, and no other person has a right to possession of or claims possession of all or any part of the Real Estate. Vendor will deliver possession of the Real Estate to Purchaser on the date of closing, free and clear of any right or claim of any person to the possession of the Real Estate.

Vendor is not acting, directly or indirectly, in any capacity whatsoever for any foreign country or national thereof.

Vendor is more than eighteen (18) years of age and is a citizen of the United States.

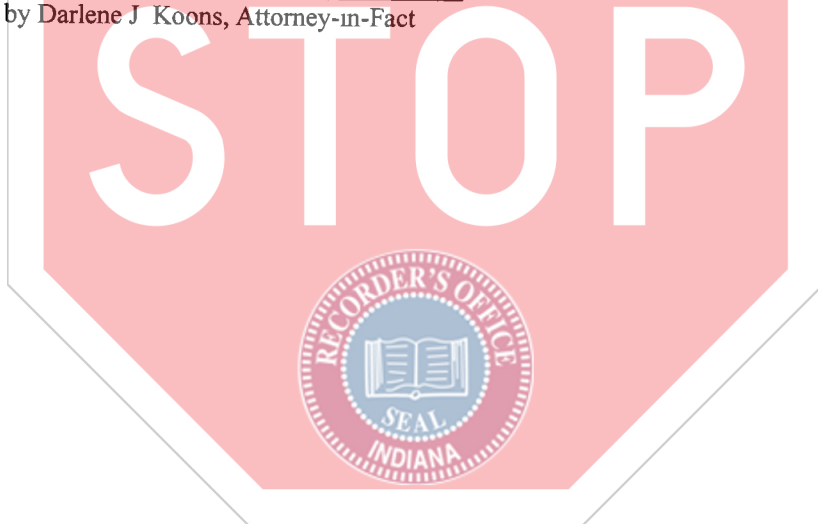
Vendor intends that each of the statements made herein shall be construed as a representation; each of the representations is made for the purpose of inducing the Title Insurer to issue an owner's policy of title insurance pursuant to the above-referenced commitment and for the purpose of inducing Purchaser to purchase the Real Estate, and each of the representations, whether construed jointly or severally, is true. Vendor expressly authorizes Purchaser and all other persons to rely on such representations.

Signature

*Sue Marie Perez by
Darlene J Koons, Attorney-in-Fact*

Printed

Sue Marie Perez
by Darlene J Koons, Attorney-in-Fact



Before me, a Notary Public in and for said County and State, personally appeared Darlene J. Koons, as attorney-in-fact for Sue Marie Perez, who acknowledged the execution of the foregoing Vendor's Affidavit on behalf of said Vendor, and who, having been duly sworn, stated that any representations therein contained are true

Witness my hand and Notarial Seal this 18 day of August, 2012

My Commission Expires: 05/19/2013

Sherry F. Kidd
Notary Public
Sherry F. Kidd
Printed

Resident of Chatham County

SHERRY F. KIDD
Notary Public, North Carolina
Chatham County
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This instrument was prepared by Robert A Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282