

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

213

2013 054611

2013 JUL 26 AM 8:41

MICHAEL B. BROWN
RECORDER

Mail Tax Bills To/Grantee's Address:
15439 98th Place
Dyer, IN 46311

Parcel Number: 451038382025000-032

WARRANTY DEED

THIS INDENTURE WITNESSETH that Geoffrey P. Howard (Grantor), of Lake County in the State of Indiana, CONVEYS AND WARRANTS to Timothy Weber (Grantee), of Lake County in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County in the State of Indiana, to-wit:

Lot 166, except the North 88.8 feet, in Prairie Trails Phase V, as per plat thereof recorded in Plat Book 97, page 22, in the Office of the Recorder of Lake County, Indiana. Located in St. John Township, Lake County, Indiana.

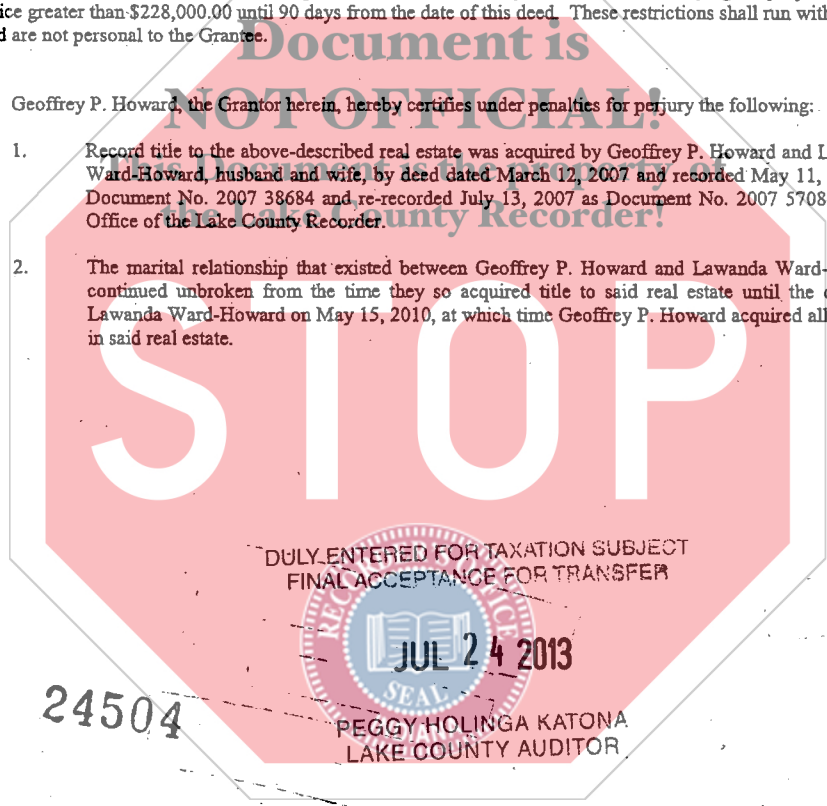
Commonly known as: 15439 98th Place, Dyer, Indiana 46311

Subject to all easements, rights-of-way, covenants and restrictions of record, and to the taxes which are currently a lien on the subject real estate and all subsequent taxes.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$228,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Geoffrey P. Howard, the Grantor herein, hereby certifies under penalties for perjury the following:

1. Record title to the above-described real estate was acquired by Geoffrey P. Howard and Lawanda Ward-Howard, husband and wife, by deed dated March 12, 2007 and recorded May 11, 2007 as Document No. 2007 38684 and re-recorded July 13, 2007 as Document No. 2007 57084 in the Office of the Lake County Recorder.
2. The marital relationship that existed between Geoffrey P. Howard and Lawanda Ward-Howard continued unbroken from the time they so acquired title to said real estate until the death of Lawanda Ward-Howard on May 15, 2010, at which time Geoffrey P. Howard acquired all interest in said real estate.



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3. No Federal Estate Tax was due by reason of the death of Lawanda Ward-Howard.

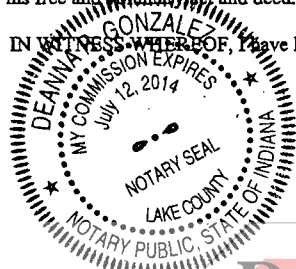
DATED this 29th day of April, 2013.

Geoffrey P. Howard
Geoffrey P. Howard

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on this 29th day of April, 2013, personally appeared Geoffrey P. Howard, who acknowledged the execution of the above and foregoing Warranty Deed as his free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Deanna Gonzalez
Printed: Deanna Gonzalez
Notary Public
County of Residence: Lake
My Commission Expires: 7/12/14

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. By: Stuart P. Boehning, Preparer

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder
This instrument was prepared by Stuart P. Boehning of the firm BENNETT BOEHNING & CLARY LLP, Attorneys at Law, 415 Columbia Street, Suite 1000, P.O. Box 469, Lafayette, IN 47902-0469; Telephone: (765) 742-9066. CT

Grantee's Street Address (I.C. 32-21-2-3(b)): 15439 98th Place, Dyer, Indiana 46311

