

3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 077747

2014 DEC -5 PM 3:22

MICHAEL D. BROWN  
RECORDER

**DISCLAIMER OF WARRANTY AND RELEASE/INDEMNITY AGREEMENT**

Property Located at: 9750 Genevieve Drive, St. John, Indiana 46373

Legal Description: Lot 42 in Bramblewood, Unit 3, a subdivision in the Town of St. John, Indiana, as per Recorded Plat thereof appearing in Plat Book 95, Page 54, in the Office of the Recorder of Lake County, Indiana

Tax ID No. 45-11-31-302-005.000-035

Ross R. Rispens and Suzanne Rispens, the owners ("owners") of the above described property, acknowledge that all framing labor and/or framing materials for the house located at 9750 Genevieve Drive, St. John, Indiana and the house's rear deck that is covered with a roof were provided by owners. Owners acknowledge that neither Homes By Brian, Inc., nor anyone affiliated with Homes By Brian, Inc. provided framing labor and/or framing materials for the house located at 9750 Genevieve Drive, St. John, Indiana or for the house's rear deck that is covered with a roof. Accordingly, owners expressly waive any and all warranties, express, implied or by state law/statute, pertaining to framing labor and/or framing materials for the house located at 9750 Genevieve Drive, St. John, Indiana, including the house's rear deck that is covered with a roof.

Owners, their heirs, future purchasers and/or assigns release Homes By Brian, Inc., Brian Lantz and John Lantz from any and all liability, whether in contract, tort or otherwise, for any claims or demands pertaining to or arising out of the framing labor of framing materials for the house located at 9750 Genevieve Drive, St. John, Indiana, including the house's rear deck that is covered with a roof. Owners, their heirs, future purchasers and/or assigns agree to indemnify, defend and hold harmless Homes By Brian, Inc., Brian Lantz and John Lantz for any claims made against Homes By Brian, Inc., Brian Lantz or John Lantz that pertain to or arise out of the framing labor or framing materials for the house located at 9750 Genevieve Drive, St. John, Indiana, including the house's rear deck that is covered with a roof.

In addition to the above, Owners acknowledge that for the above property, neither Homes By Brian, Inc., nor anyone affiliated with Homes By Brian, Inc. provided the following: (1) installation and trimming of all interior doors; (2) installation of all exterior windows and doors; (3) all exterior aluminum installation such as soffit overhang, ceilings under front and rear porch and all fascia (this does not include gutters); (4) materials for and installation of basement staircase; (5) radiant heating in basement floor including insulation preparation and

\$ 16

05551

**FILED**

DEC 05 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

1

CKH  
6561  
Ca

underground installation; (6) all hardwood flooring materials, installation or finishing; (7) all carpeting or carpet installation; (8) all ceramic flooring materials and installation, all ceramic backsplash materials and installation and ceramic custom shower materials and installation; (9) all counter top materials and installation; (10) In-ground pool, pool deck and pool component parts; (11) all landscaping; and (12) all appliances and installation thereof. Accordingly, owners expressly waive any and all warranties as to Homes By Brian, Inc., Brian Lantz and/or John Lantz, express, implied or by state law/statute, pertaining to items one (1) through and including twelve (12) above for the house and property located at 9750 Genevieve Drive, St. John, Indiana.

Owners, their heirs, future purchasers and/or assigns release Homes By Brian, Inc., Brian Lantz and John Lantz from any and all liability, whether in contract, tort or otherwise, for any claims or demands pertaining to or arising out of items one (1) through and including twelve (12) above for the house and property located at 9750 Genevieve Drive, St. John, Indiana. Owners, their heirs, future purchasers and/or assigns agree to indemnify, defend and hold harmless Homes By Brian, Inc., Brian Lantz and John Lantz for any claims made against Homes By Brian, Inc., Brian Lantz or John Lantz that pertain to or arise out of items one (1) through and including twelve (12) above for the house and property located at 9750 Genevieve Drive, St. John, Indiana.

This agreement is intended to run with the land and bind future owners of 9750 Genevieve Drive, St. John, Indiana. It is acknowledged that this document will be recorded in the Lake County Recorder's office.



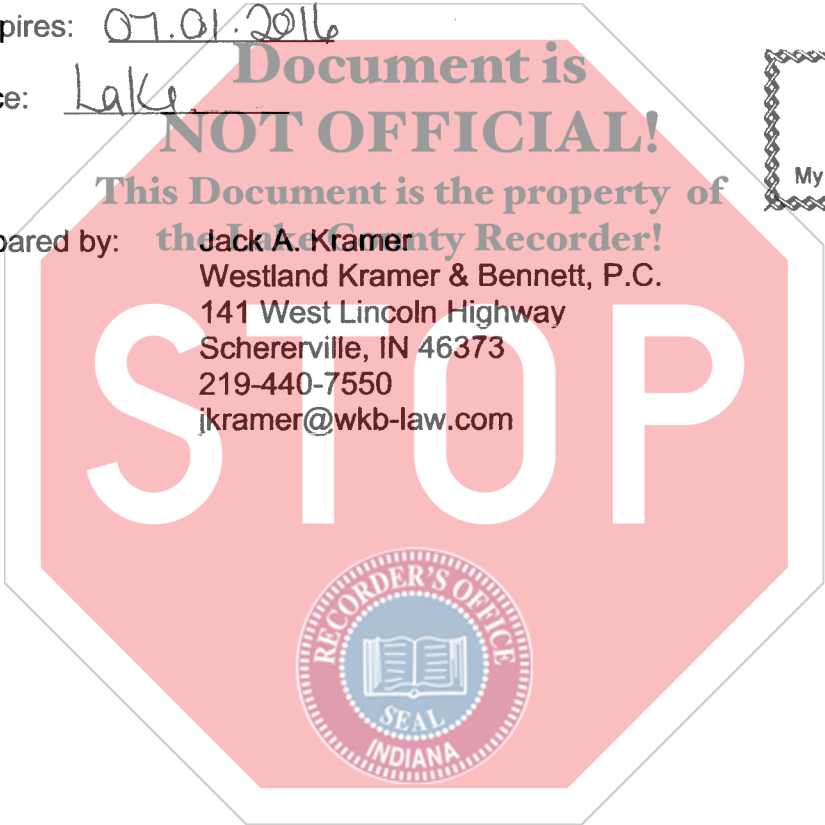
STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF LAKE     )

Before me, the undersigned, a Notary Public in and for said County and State, this 04 day of December, 2014, personally appeared **ROSS R. RISPENS** and **SUZANNE RISPENS** and each acknowledged the execution of the foregoing Disclaimer of Warranty and Release/Indemnity Agreement. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Kathy L. Erikson  
Printed Name: Kathy L Erikson, Notary Public

My Commission Expires: 07.01.2016

County of Residence: Lake



This document prepared by: Jack A. Kramer  
Westland Kramer & Bennett, P.C.  
141 West Lincoln Highway  
Schererville, IN 46373  
219-440-7550  
jkramer@wkb-law.com