

2

Parcel No. 45-16-06-127-015.000-042

WARRANTY DEED

THIS INDENTURE WITNESSETH that *Grantors* Richard A. Miller and Kathleen S. Miller, husband and wife as tenants by the entireties, convey and warrant to *Grantees* Daniel J. Rohder and Laurie G. Rohder, husband and wife as tenants by the entireties, for valuable consideration whose receipt and sufficiency is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

The West 50 feet by parallel lines of Lot 3, in White Hawk Country Club - Phase 5, Block 1, an Addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 88, page 28, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1018 Sterling Court, Crown Point, Indiana, *subject to:*

1. All taxes for 2014 payable in 2015, and for all years thereafter.
2. Assessments, charges and expenses levied by Hawk's Landing Townhome Owners Association, Inc., an Indiana not-for-profit corporation, its successors and assigns, which continuing lien for assessments shall be subordinate to the lien of any first mortgage upon any residential unit.
3. All other terms, provisions, covenants, conditions, restrictions, by-laws, easements, party wall rights, assessments, charges, expenses, rights of way, building lines, highways, roads, streets, alleys, and any and all other restrictions of beneficial use and enjoyment of record, as set out in any and all recorded plats, declarations, documents, assignments, homeowner's association rules, liens, mortgages and/or any and all other such instruments, and any and all amendments and alterations thereto.
4. Common law party wall rights in and to a common wall over and along a boundary line in common with adjacent real estate.
5. All other facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the real estate described above.



2015 068062

2015 OCT -5 AM 9:01

MICHAEL B. BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

DULY ENTERED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER

OCT 05 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

22093

19-
7000
LT
AM

