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**WARRANTY DEED**

(IN LIEU OF FORECLOSURE)

2002 058302

2002 JUN 27 AM 11:51

THIS INDENTURE WITNESSETH, that Robert Guevara and Milagros Guevara ("Grantors"), as husband and wife of Lake County, in the State of Indiana **CONVEYS AND WARRANTS** to St. Francisville, LLC of Humbolt County, in the State of CA, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

Lot 31, Block 8, 4<sup>th</sup> Addition to Indiana Harbor, in the City of East Chicago, and known as 3720 Ivy Street, East Chicago, Indiana, as shown in Plat Book 5, page 31, in Lake County, Indiana.

More Commonly Known as: 3720 Ivy Street, East Chicago, IN

This deed is an absolute conveyance, the Grantors having sold the land to the Grantee for a fair and adequate consideration, the consideration in addition to that recited being the **partial satisfaction** of one of the obligations secured by the mortgage executed by Robert Guevara and Milagros Guevara, as husband and wife, in favor of Grantee, as recorded in Instrument Number 97038660 in the Office of the Recorder of Lake County, Indiana.

Provided: Grantors and Grantee expressly agree that nothing in this instrument is intended to work a merger of Grantee's interest in the subject real estate (by virtue of said mortgage) and the fee interest therein. Grantee retains its status as mortgage, and said mortgage is not extinguished as a lien *in rem only* with regard to junior lienors, if any and as to other real estate secured by the same mortgage.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and grantee with respect to the conveyance made hereby.

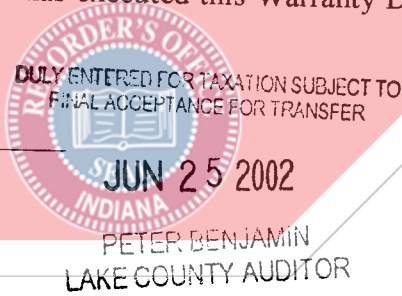
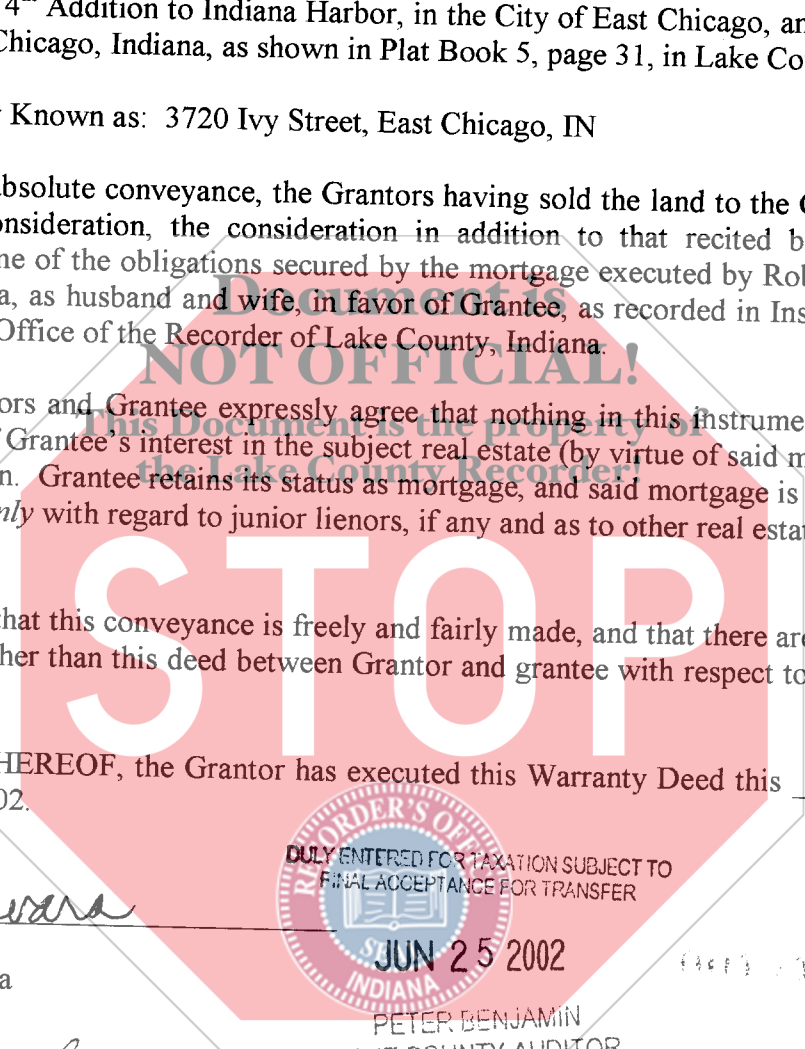
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 12<sup>th</sup> day of JUNE, 2002.

Signature: Robert Guevara

Printed: Robert Guevara

Signature: Milagros Guevara

Printed: Milagros Guevara



MP  
#34253

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Romero Guevara & Milayne Guevara who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of JUNE, 2002.

My commission expires:

1/16/09

Signature: [Handwritten Signature]

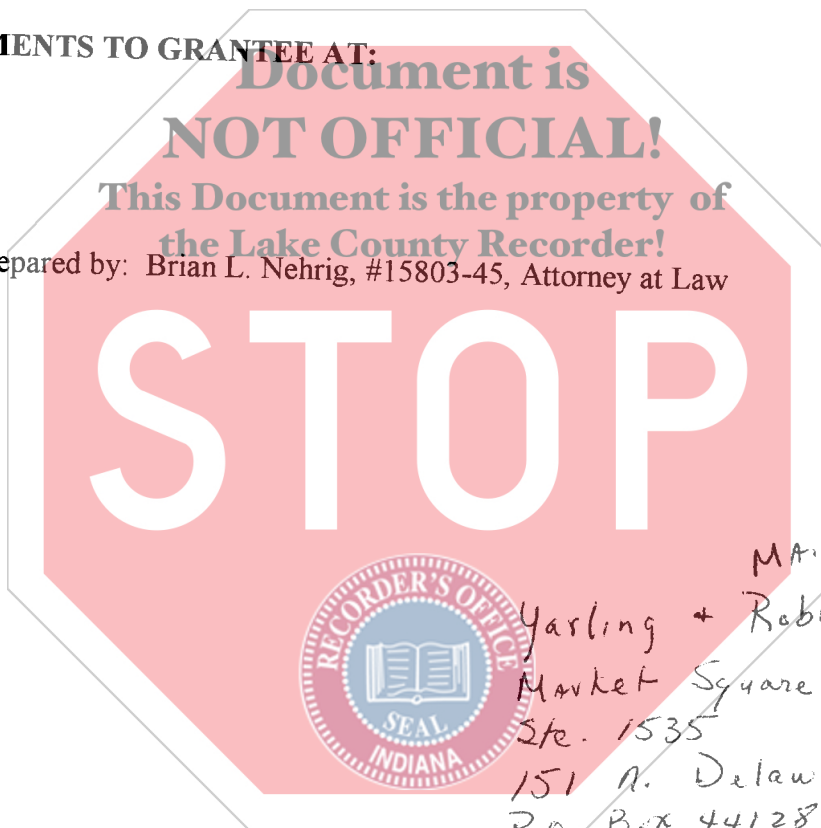
My County of residence is:

LAKE

SEND TAX STATEMENTS TO GRANTEE AT:

Security National  
323 Fifth Street  
Eureka, CA 95503

This instrument was prepared by: Brian L. Nehrig, #15803-45, Attorney at Law



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