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LAKE COUNTY  
FILED FOR RECORD

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**SPECIAL WARRANTY DEED**

23107575H

THIS INDENTURE WITNESSETH, That **WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK OF DELAWARE, SUCCESSOR BY ASSIGNMENT FROM HOME LOAN AND INVESTMENT BANK, F.S.B.** (Grantor), CONVEYS AND SPECIALLY WARRANTS to, **STACY PLESZ and RYAN RAMIREZ, As Joint Tenants w/rights of Survivorship**, (Grantee), of Lake County in the State of Indiana, for the sum of Ten and No/100---Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

Lots 1, 2, 3, 4, 17 and 18 in Block 2 in Plat "E" The Shades, in the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 12, Page 8, in the Office of the Recorder of Lake County, Indiana.

Grantor further certifies that there is no Gross Income Tax due the State of Indiana at this time in respect to this conveyance.

Subject to real estate property taxes for 2003, due and payable in 2004 and subject to real estate property taxes payable thereafter. Taxing Unit: Cedar Lake - Center Township.

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known as 13415 Fairbanks Street, Cedar Lake, Indiana 46303.

Grantees' Post office mailing address is 13415 Fairbanks Street Cedar Lake, IN 46303

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The undersigned person(s) executing this deed on behalf of Grantor represent(s) and certifies/certify that she/he/they is/are (a) duly elected officer(s) of Grantor and has/have been fully empowered, by proper entity resolution of Grantor, to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");
2. All valid oil, gas and mineral rights interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, ordinances and other items of record in any county in which any portion of the Property is

Investors Title Corp  
8910 Purdue Rd, Ste 150  
Indianapolis, IN 46228 ←

APR 27 2004

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

002239

16-  
MV  
37601

IN WITNESS WHEREOF, Grantor has executed this Deed this 24 day of March, 2004.

GRANTOR:

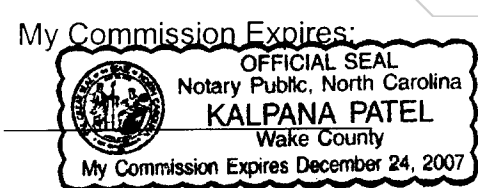
WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK OF DELAWARE, SUCCESSOR BY ASSIGNMENT FROM HOME LOAN AND INVESTMENT BANK, F.S.B.

By Shallina Hudson Signature Title A.V.P. By \_\_\_\_\_ Signature Title  
By \_\_\_\_\_ Signature Title By \_\_\_\_\_ Signature Title

STATE OF NC )  
COUNTY OF Wake ) ss. **Document is the property of the Lake County Recorder!**

Before me, a Notary Public in and for said County and State, personally appeared Shallina Hudson, the A.V.P., and \_\_\_\_\_; the \_\_\_\_\_, respectively, of and for and on behalf of **WACHOVIA BANK OF DELAWARE, NATIONAL ASSOCIATION, F/K/A FIRST UNION NATIONAL BANK OF DELAWARE, SUCCESSOR BY ASSIGNMENT FROM HOME LOAN AND INVESTMENT BANK, F.S.B.**, who acknowledged the execution of the foregoing Deed for and 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 24 day of March, 2004.



Signature Kalpana Patel  
Printed \_\_\_\_\_  
Notary Public

Residing in \_\_\_\_\_ County, State of Indiana  
Return deed to: \_\_\_\_\_  
Send tax bills to: \_\_\_\_\_

**POST OFFICE ADDRESS OF THE GRANTEE**

Prepared from Investors Titlecorp File No.: 23107575H-J  
This instrument was prepared by **JEFFREY R. SLAUGHTER**, Attorney at Law, 1040 East 86th Street, Suite 42A, Indianapolis, Indiana 46240-1829 / Telephone (317) 844-5355.