

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 041656

2004 MAY 19 PM 3:27

WHEN RECORDED RETURN TO:
PROFESSIONALS' TITLE SERVICES, LLC
9195 BROADWAY
MERRILLVILLE, IN 46410

MORRIS A. ...
RECORDED

SPECIAL WARRANTY DEED

That NMC Limited 2, LLC ("Grantor"), whose address is 900 SW Fifth Avenue, Suite 1850, Portland, OR 97204-1298, for good and valuable consideration, the receipt whereof is hereby acknowledged, has granted and conveyed and by these presents does grant, sell and convey unto Marina Krlevski ("Grantee") whose address is 990 West 87th Ave, Merrillville, IN 46410, all of that certain real property more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

All of the property conveyed hereby is conveyed "AS IS, WHERE IS" and with all faults. Grantor makes no representation or warranty whatsoever whether expressed, implied or statutory with respect to the kind, size, quality, description or merchantability of the property or otherwise with respect to the property, the availability of utilities, access of the property to public roads, appliances or the condition, adequacy or suitability of the property for any purpose. Grantee agrees that Grantee is not relying on any warranty or representation of Grantor or any agent, employee, representative, director or officer of Grantor, except as to the special warranty of title set out below, and the Grantee is buying the property "AS IS, WHERE IS", subject to all faults and without any expressed or implied warranties of any kind, including, but not limited to, materials, workmanship, merchantability or the environmental condition of the property and the presence of or contamination by hazardous materials and Grantor hereby disclaims any such warranty. Grantee has determined on its own behalf the physical condition of the property and that there is no defect or condition which is unacceptable to Grantee. Grantee has further determined whether any portion of the property lies in any flood plain, flood way or special flood hazard area, whether any geological fault or unsatisfactory soil condition exists on any portion of the property and that all environmental conditions relating to the property are acceptable to Grantee. Grantee further acknowledges that Grantor acquired title to the property by Sheriff's Deed. Grantee further acknowledges that Grantor has not occupied the property and therefore the property may contain defects or may be in need of repair.

This conveyance is additionally made and accepted subject to all exceptions, restrictions, covenants, reservations, easements, conditions, royalties and other matters of a similar or dissimilar nature affecting the property or of record. This conveyance is also subject to all

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 19 2004

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

#4501 18
MV

001652

zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, relating to the property.

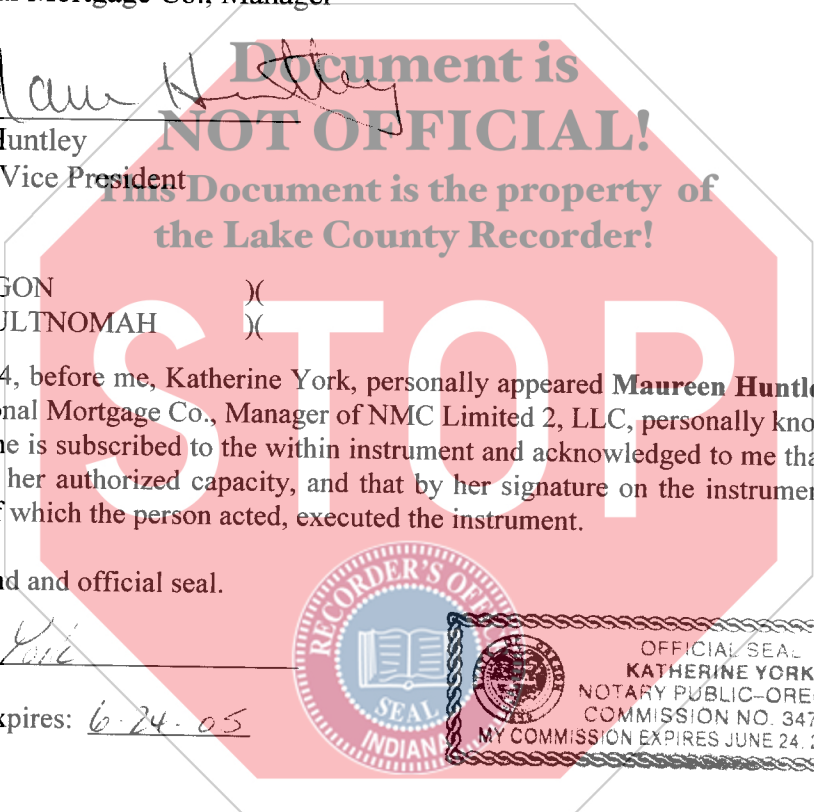
TO HAVE AND TO HOLD the said property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, their successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the property, unto Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

Executed this 4 day of May, 2004.

Grantor:

NMC Limited 2, LLC
By National Mortgage Co., Manager

By: *Maureen Huntley*
Maureen Huntley
Its: Executive Vice President



STATE OF OREGON)
COUNTY OF MULTNOMAH)

On May 4, 2004, before me, Katherine York, personally appeared **Maureen Huntley**, Executive Vice President of National Mortgage Co., Manager of NMC Limited 2, LLC, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same the same in her authorized capacity, and that by her signature on the instrument the person(s) or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

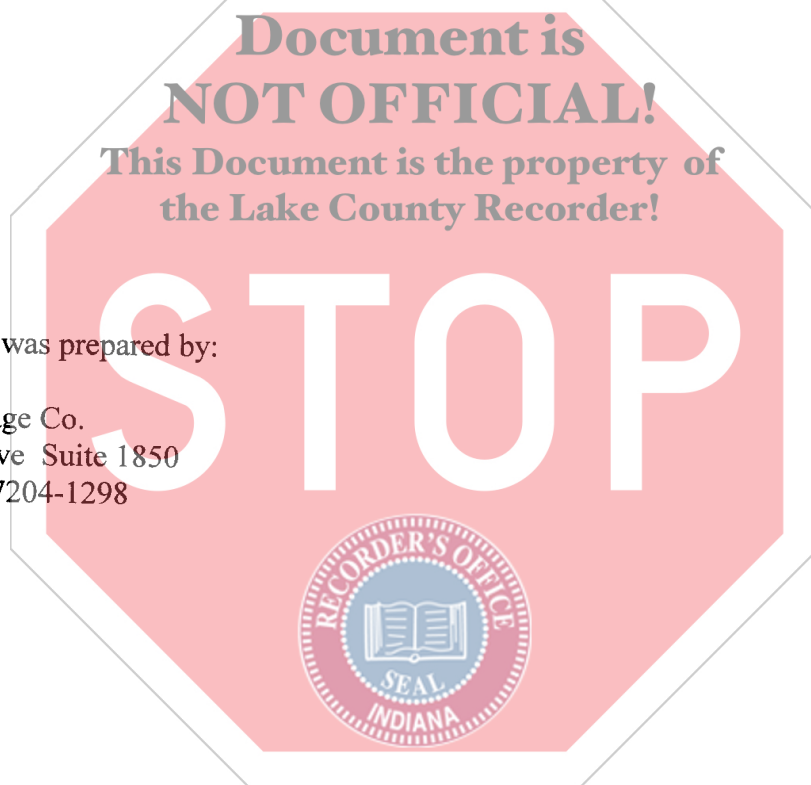
Katherine York
Notary Public
My commission expires: 6-24-05



Exhibit A
Legal Description

Lot 1A. Part of Block Four of Westwood to the Town of Merrillville as recorded in Plat Book 81, page 8 in the Office of the Recorder of Lake County, Indiana, more particularly described as: Commencing at the Southwest corner of said Block Four; thence North 23° 16' 23" East, along the West boundary of said Block Four, a distance of 59.42 feet; thence South 66° 43' 37" East, a distance of 118.15 feet; thence South 01° 53' 26" East, a distance of 43.5 feet; thence Westerly along the South boundary of said Block Four, being a curve concave to the North and having a radius of 235.00 feet; (the chord of which bears North 77° 58' 02" West, 96.61 feet), an arc distance of 97.71 feet; thence North 66° 43' 37" West a distance of 41.74 feet to the point of beginning, containing 0.164 acres, more or less, all in the town of Merrillville, Lake County, Indiana.

More commonly known as: 990 W. 87th Ave, Merrillville, Indiana.



This instrument was prepared by:
Kate York
National Mortgage Co.
900 SW Fifth Ave Suite 1850
Portland, OR 97204-1298