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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 015233

2006 FEB 27 AM 11:20

SPECIAL WARRANTY DEED

MICHAEL A. BROWN
RECORDER
2570318211

THIS INDENTURE WITNESSETH, That **WACHOVIA BANK OF DELAWARE, N.A., SUCCESSOR BY ASSIGNMENT FROM CONSECO FINANCE SERVICING CORP.** (Grantor), CONVEYS AND SPECIALLY WARRANTS to **TIMOTHY L. RAGSDALE**, an adult, (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:

Lot 16 and 17, Block 8 Spielman's Addition to Gary as shown on Plat Book 13, Page 7, 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 the second half of 2004, due and payable on November 10, 2005 and subject to real estate property taxes payable thereafter. Taxing Unit: Hobart Township LK Station Property ID: 35-50-0206-0015

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

The address of such real estate is commonly known as 3647 Minnesota Street, Lake Station, Indiana 46405.

Grantees' Post office mailing address is 3467 Wisconsin St, Lake Station, IN
Tax bills should be sent to Grantee at such address unless otherwise indicated below. 46405

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 this conveyance has been taken and done.

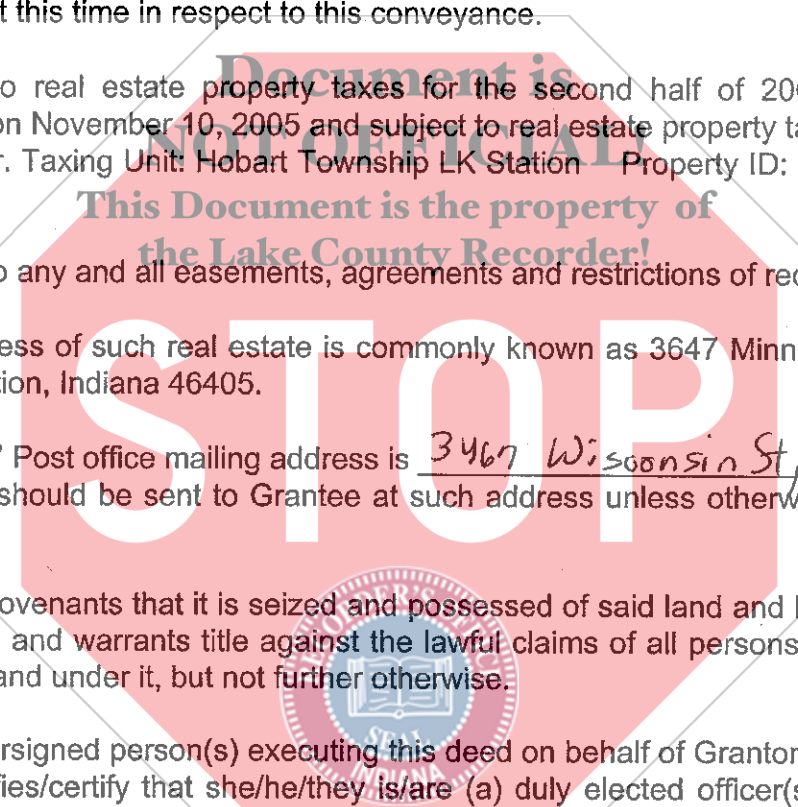
Hold For: Precise

FEB 27 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Investors Titlecorp
8910 Purdue Road, Suite 150
Indianapolis, IN 46268
(317) 870-2250
Fax (317) 870-2260

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CAW



DULY ENTERED FOR TAX PURPOSES
FINAL ACCEPTANCE FOR RECORD

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, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including but not limited to, the absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and any conditions that would be revealed by a physical inspection and survey of the Property



IN WITNESS WHEREOF, Grantor has executed this Deed this 28 day of October, 2005.

GRANTOR:

WACHOVIA BANK OF DELAWARE, N.A., SUCCESSOR BY ASSIGNMENT FROM CONSECO FINANCE SERVICING CORP.

By _____
Signature Title

By Shallina Hudson
Signature Shallina Hudson Title AVP

By _____
Signature Title

By _____
Signature Title

STATE OF NC)

COUNTY OF Wake)

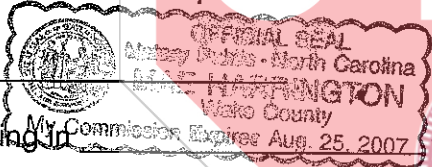
SS:



Before me, a Notary Public in and for said County and State, personally appeared Shallina Hudson, the AVP, and _____, the _____, respectively, of and for and on behalf of **WACHOVIA BANK OF DELAWARE, N.A., SUCCESSOR BY ASSIGNMENT FROM CONSECO FINANCE SERVICING CORP.**, 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 28 day of October, 2005.
My Commission Expires: _____

Signature Mae Harrington



Printed M _____
Notary Public

Residing in _____ County, State of _____

Return deed to: _____
POST OFFICE ADDRESS OF THE GRANTEE

Send tax bills to: _____

Prepared from Investors Titlecorp File No.: 25103182H-SM

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.

Prescribed by the

County Form 170

State Board of Accounts

(2005)

Declaration

This form is to be signed by the preparer of a document with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

- 1 I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security Numbers;
- 2 I have redacted, to the extent permitted by law, each Social Security Number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

DECLARANT:

Tina M Eaton

Signature

Tina M Eaton

Printed Name

