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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2006 066972

2006 AUG -2 AM 11:26

MICHAEL A. BROWN  
RECORDER

WARRANTY DEED

19<sup>th</sup> day of June, 2006 by Courtney Nelson of 4966 Pennsylvania, Gary County of Lake and State of Indiana hereinafter referred to as Grantor and Novastar Mortgage, Inc. hereinafter called Grantee:

WITNESSETH: That the Grantor for and in consideration of the sum of Ten Dollars, in hand paid, and the full cancellation and satisfaction of the mortgage indebtedness herein described, convey and warrant to the said Grantee, her successors and assigns, the following described premises, to wit:

LOT 24, BLOCK 3, BROADHURST, A SUBDIVISION IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 19, PAGE 13, IN LAKE COUNTY, INDIANA.

More Commonly Known As: 4966 PENNSYLVANIA  
GARY, IN 46409

together with all and singular the tenements, hereditament and appurtenances thereunto belonging or in any way appertaining hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said state where the above premises are situated.

THIS DEED is given in full cancellation and satisfaction of a certain mortgage on the above described premises and the indebtedness secured by said mortgage recorded in the Office of the Recorder of Lake County, State of Indiana, Document Number 2004 085353.

IN WITNESS WHEREOF, the said Grantor have hereunto set her hands and seals the day and year first above written.

*Courtney Nelson*  
Courtney Nelson  
*Courtney Nelson*

AUG - 2 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

By: *Peggy Katona*  
As agent for Professionals' Title Services

1800  
2217  
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WHEN RECORDED RETURN TO:  
PROFESSIONALS' TITLE SERVICES, LLC  
9125 BROADWAY  
MERRILLVILLE, IN 46410

014180

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, LATONNIA CLIFTON, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Courtney Nelson personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 19 day of June, 2006.

Latonnia Clifton  
Notary Public  
RESIDENT OF: \_\_\_\_\_ County

My commission expires:



This Instrument was drafted by Kevin E. Steele whose business address is 9191 Broadway, Merrillville, Indiana 46410

Mail Tax Statement to: Novastar Mortgage, Inc.  
8140 Ward Parkway; Suite 300  
Kansas City, MO 64114