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2007 044245

STATE OF INDIANA
DEPARTMENT OF REVENUE
2007 MAY 03 11:12:24
MAY 03 2007

SPECIAL WARRANTY DEED

File # 26102251H

Asset No. 6149066

THIS INDENTURE WITNESSETH, That **Wachovia Bank of Delaware, NA** (Grantor), CONVEYS AND SPECIALLY WARRANTS to **America's Properties Inc.**, (Grantee), 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:

SEE ATTACHED LEGAL DESCRIPTION

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

Subject to real estate property taxes for 2006 due and payable in 2007, and subject to real estate property taxes payable thereafter.

Taxing Unit: Hobart Twp-Lake Station, Parcel Number 35-50-0159-0017

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

The address of such real estate is commonly known as 2728 New Hampshire Street, Lake Station, Indiana 46405

Grantees' Post office mailing address is 2724 New Hampshire St
Lake Station, IN 46405

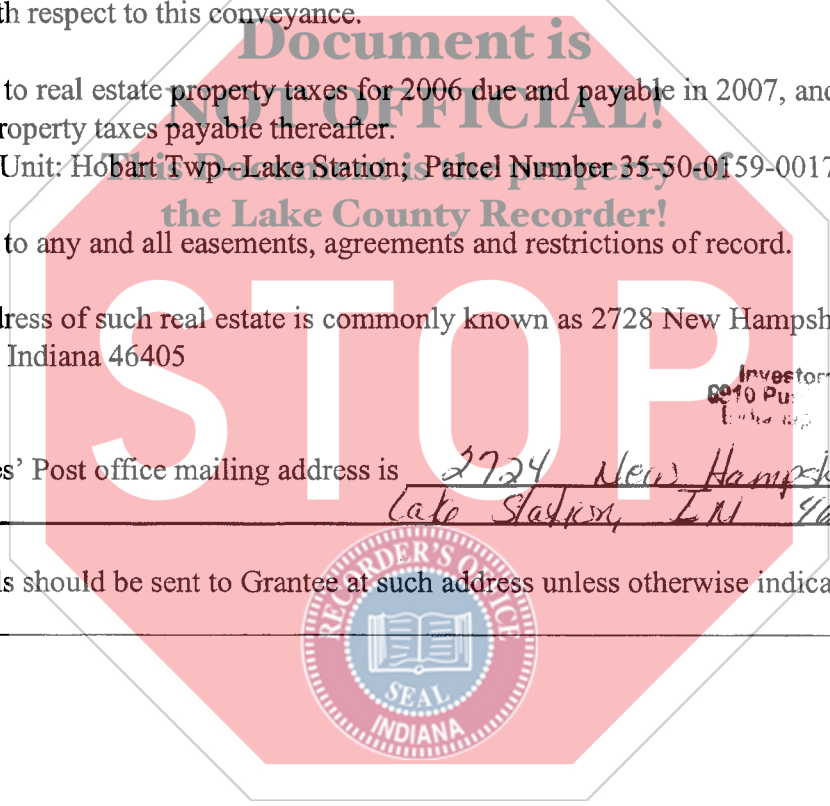
Tax bills should be sent to Grantee at such address unless otherwise indicated below.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

007067

MAY 30 2007

PEGGY POLINIA CATONA
LAKE COUNTY AUDITOR



Investors Titlecorp
6010 P... Ste. 150
L... 46405

26.00
31072 N
R

Exhibit "A"

The South 100 feet of the North 320 feet of the East One-Half (1/2) Block 22 in Third Subdivision to East Gary, in the City of Lake Station, as per plat thereof, recorded April 29, 1913, in Plat Book 10, page 36, in the Office of the Recorder of Lake County, Indiana.



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 managing member/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, 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 27th day of April 2007.

Grantor:

Wachovia Bank of Delaware, NA By Barclays Capital Real Estate Inc., dba HomeEq Servicing Corporation as attorney in fact

By Angel Taylor Berry VP
Signature Title

By Jeff Symonds
Signature Title

By Angel Taylor Berry VP
Printed Title

By Jeff Symonds
Printed Title
VP

2728 New Hampshire Street, Lake Station, Indiana 46405 (Special Warranty Deed)



STATE OF * nc)
)
COUNTY OF * wake) SS:

Before me, a Notary Public in and for said County and State, personally appeared Jeff Szymendera the VP, and _____, the _____, respectively, for and on behalf of, Wachovia Bank of Delaware, NA By Barclays Capital Real Estate Inc., dba HomeEq Servicing Corporation as attorney in fact, who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 27 day of April, 2007.

My Commission Expires:

SANDRA N. SMITH
NOTARY PUBLIC
Wake County, North Carolina
My Commission Expires: November 30, 2011

Signature

Sandra N. Smith

Printed

Notary Public

Residing in wake County, State of nc.

Return deed to: **Investors Titlecorp, 8910 Purdue Rd, Indianapolis, IN 46268**

"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". Jason Harlow

Prepared by **PHYLLIS A. CARMER**, Attorney-at-Law, for Investors Titlecorp, 8910 Purdue Rd., Suite 150, Indianapolis, Indiana 46268 / Telephone (317) 870-2250.

2728 New Hampshire Street, Lake Station, Indiana 46405 (Special Warranty Deed)

