

2007 055271

LIMITED WARRANTY DEED

07001382

THIS INDENTURE WITNESSETH that **Novastar Mortgage, Inc.**, (hereafter referred to as "Grantor"), CONVEYS AND WARRANTS to **Robert B. Leonard**, an adult (hereafter referred to as "Grantee"), of Lake County, in the State of Indiana, for the sum of Ten 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 Exhibit "A" (hereafter "Real Estate").

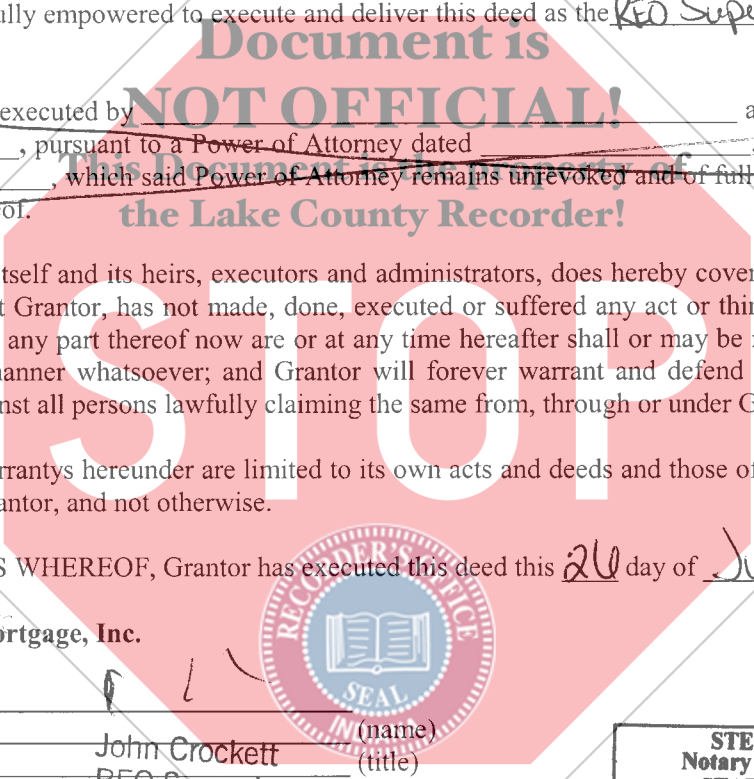
THIS CONVEYANCE IS SUBJECT TO ALL DELINQUENT REAL ESTATE TAXES.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as **145 North Hamilton Street, Gary, Indiana 46403**. Tax bills should be sent to Grantee at such address unless otherwise indicated on the back.

THIS CONVEYANCE IS NOT SUBJECT TO THE PAYMENT OF INDIANA CORPORATE GROSS INCOME TAX.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are duly authorized and fully empowered to execute and deliver this deed as the REO Supervisor (title) of (Company).

~~This Deed is executed by _____ as Attorney in Fact for _____, pursuant to a Power of Attorney dated _____, as Instrument Number _____, which said Power of Attorney remains unrevoked and of full force and effect as of date of execution hereof.~~



Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantee, his heirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or incumbered in any manner whatsoever; and Grantor will forever warrant and defend the title to the above granted premises against all persons lawfully claiming the same from, through or under Grantor.

Grantor's warrantys hereunder are limited to its own acts and deeds and those of persons claiming by, through and under Grantor, and not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed this 26 day of June 2007

Novastar Mortgage, Inc.

By: _____
 _____ (name)
John Crockett (title)
REO Supervisor (Company)

STEPHEN RABBITT
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Jackson County
 My Commission Expires: Mar 4, 2011
 Commission # 07019354

STATE OF Missouri)
)SS:
 COUNTY OF Jackson)

Before me a Notary Public in and for said County and State, personally appeared John Crockett (name), Designated Rep (title), Novastar Mortgage (Company) who acknowledged the execution of the foregoing Deed for an 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 26th day of June, 2007.

My Commission Expires: 3-4-2011

[Signature]
 Notary Public

Residing in _____ County

Stephen Rabbitt
 Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana
 Return deed and tax statements to Robert B. Leonard, 6307 Miller Ave, Gary, IN
46403

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.
James E. Shinaver
 Name

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Exhibit "A"

The North 5 feet of Lot 39, all of Lot 40 and the South 1/2 of Lot 41, in Block 4 in 2nd Addition to Calumet City, in the City of Gary, as per plat thereof, recorded in Plat Book 2, page 40A, in the Office of the Recorder of Lake County, Indiana.

More commonly known as: 145 North Hamilton Street, Gary, IN 46403.

