

2008 066894

2008 SEP 25 AM 9:40
SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Deutsche Bank Trust Company Americas** formerly known as **Bankers Trust Company**, as **Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc.**, (hereafter referred to as "Grantor"), CONVEYS AND WARRANTS to **SB Holdings, LLC**, (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 **1955 Massachusetts Street, Gary, Indiana 46407**. 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 _____ (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 encumbered 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 warrants hereunder are limited to its own acts and deeds and those of persons claiming by, through and under Grantor, and not otherwise.

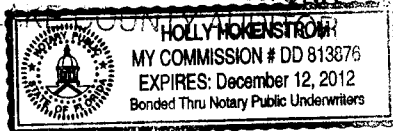
IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of August, 2008

Deutsche Bank Trust Company Americas formerly known as **Bankers Trust Company**, as **Trustee and Custodian by: Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc.**, as its attorney-in-fact

By: Ximena Wolf (name)
Asst Vice-Pres (title)
_____ (Company)

SEP 23 2008

STATE OF Florida)
COUNTY OF Broward) SS:



Before me a Notary Public in and for said County and State, personally appeared Ximena Wolf (name), AVP (title), _____ (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 28 day of August, 2008
My Commission Expires: 12/12/12
Residing in Broward County
Notary Public: Holly Hokenstrom
Printed Name: Holly Hokenstrom

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana
Return deed and tax statements to SB Holdings, LLC, _____
Grantees Mailing Address, _____

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Exhibit "A"

Conveying the property of: **1955 Massachusetts Street, Gary, Indiana 46407**

Lot 34 and the South ½ of Lot 35 in Block 19 as marked and laid down on the recorded plat of Broadway Addition to Gary, in the City of Gary, the same appears in Plat Book 6, page 23, in the Office of the Recorder of Lake County, Indiana.

