

RED1305

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 022738

2009 APR -8 PM 1:37

MICHAEL A. BROWN  
RECORDER

After Recording Send To:

FEDERATED LAND TITLE AGENCY  
BLUE ASH OFFICE CENTER  
10250 ALLIANCE DRIVE, SUITE 125  
CINCINNATI, OHIO 45242

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:  
45-13-06-128-010.000-018

**SPECIAL WARRANTY DEED**

**Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1**, hereinafter Grantor, for valuable consideration paid, grant, with special warranty covenants, to **Michael Luken**, hereafter Grantee, whose tax-mailing address is: 1159 South Colorado Street, Hobart, IN 46342, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

LOT 49 IN LAKE GEORGE PLATEAU UNIT NO. 3, SECTION "B", IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 43 PAGE 48, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1159 South Colorado Street, Hobart, IN 46342  
Parcel ID #: 45-13-06-128-010.000-018

The real property described above is conveyed subject to and excepted from the special warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor(s), either in law or equity, to the only proper use, benefit and behalf of the Grantee(s) forever.

Grantor(s) and any other person claiming under Grantor(s) shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

Prior instrument reference: **Inst. No.: 2008-075073**

Executed by the undersigned this 07<sup>th</sup> day of March, 2009.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

**002526**

**APR - 7 2009**

**PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR**

E

1800  
11184  
PB



**Michelle Trotter**  
Assistant Vice President

Wells Fargo Bank, N.A. as Trustee for Option  
One Mortgage Loan Trust 2006-1 Asset-Backed  
Certificates, Series 2006-1

By: American Home Mortgage Servicing, Inc.,  
its Attorney in Fact

POA Recorded at  
# 2008-072137

STATE OF TX  
COUNTY OF DALLAS


The foregoing instrument was acknowledged before me this 9th day of March, 2009,  
by Michelle Trotter the AVP of American Home Mortgage  
Servicing, Inc, Attorney in Fact for Wells Fargo Bank, N.A. as Trustee for Option One  
Mortgage Loan Trust 2006-1 Asset-Backed Certificates, Series 2006-1, who is personally known  
to me or has produced \_\_\_\_\_ as identification and, furthermore, the aforementioned  
person has acknowledged that his/her signature was his/her free and voluntary act for the purposes  
set forth in this instrument.

Document is  
**NOT OFFICIAL**

This Document is the property of  
the Lake County Recorder!



Notary Public

 **E. EVELYN BROWN**  
Notary Public, State of Texas  
My Commission Expires  
November 02, 2012

Grantees name and address:

**Michael Luken**  
1159 S. Colorado St.  
Hobart, IN 46342  
**SEND TAX STATEMENT TO  
GRANTEE**

This instrument prepared by:

Federated Land Title Agency, LLC, Jeff Ulsh, 10250 Alliance Rd, Suite 125, Cincinnati, OH 45242

