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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 060687

2009 SEP -2 AM 9:44

MICHAEL A. BROWN
RECORDER

Mail Tax Statements:

James E. Bordelon and Debra L. Bordelon

Mailing Address: 772 FREMONT ROAD
VALPARAISO, IN 46385

Parcel #: 45-09-16-327-007.000-021

Grantee's Address:

772 FREMONT ROAD
VALPARAISO, IN 46385

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That HSBC Bank USA, National Association, as Trustee for the Holders of Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to James E. Bordelon and Debra L. Bordelon, husband and wife, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

Commencing 33 feet South of the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 16, Township 36 North, Range 7 West of the 2nd Principal Meridian, and on the East line of the Northeast quarter, thence South on the East line of the Northeast quarter of the Southwest quarter, 175.75 feet; thence West and parallel with the North line of the Northeast quarter of the Southwest quarter of said section 156.92 feet, thence North parallel with the East line of the Northeast quarter of the Southwest quarter, 175.5 feet, thence East and parallel 33 feet South of the North line of the Northeast quarter of the Southwest Quarter 156.92 feet to the place of beginning, in the City of Lake Station, Lake County, Indiana.

More commonly known as: 2502 Union Street, Lake Station, IN 46405

Subject to taxes for the year 2008 due and payable in May and November, 2009, and thereafter, and subject also to easements and restrictions of record.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 01 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CK# 82523

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TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, its successors and assigns, forever. And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantor, except current taxes and assessments due and payable in May and November, 2009 and thereafter, and easements and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor, except as stated above.

And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

The undersigned persons executing this Deed on behalf of said Grantor corporation represent and certify that they are duly elected officers of said corporation, and have been fully empowered, by proper Resolution of the Board of Directors of said corporation, to execute and deliver this Deed; that the Grantor corporation has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said HSBC Bank USA, National Association, as Trustee for the Holders of Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1, has caused this deed to be executed this 17th day of July, 2009.

HSBC Bank USA, National Association, as Trustee for the Holders of Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1 by Wells Fargo Bank, NA as its Attorney-in-Fact

Jeff Greissing
SIGNATURE

Jeff Greissing

PRINTED

STATE OF SC

COUNTY OF Lancaster

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Lake County Recorder!

Before me, a Notary Public in and for said County and State, personally appeared Jeff Greissing the Vice President of HSBC Bank USA, National Association, as Trustee for the Holders of Deutsche Alt-B Securities Mortgage Loan Trust, Series 2006-AB1, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 17th day of July, 2009.

Charletta W Benjamin
Notary Public Charletta W. Benjamin
NOTARY PUBLIC
South Carolina
My Commission Expires 11/6/2017

My Commission Expires: _____
My County of Residence: _____

"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, Douglas J. Hannoy."
This instrument prepared by Douglas J. Hannoy, Attorney at Law.

Return original deed to Statewide Title Company, Inc. Escrow Dept. 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250.

(09009556)

