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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 061786

2009 SEP -9 AM 9:37

MICHAEL A. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH that **SUTTON FUNDING, LLC**, a limited liability company authorized to do business in the State of Indiana ("Grantor"), **CONVEYS AND WARRANTS** to **MARANATHA REAL ESTATE, LLC** a limited liability company **authorized to do business in the State of Indiana**, ("Grantee"), for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana, to-wit:

**Lot 24 and the East 1/2 of Lot 25 in Block 4 in Highland Park Addition to Gary, as per plat thereof, recorded in Plat Book 8, page 13 in the Office of the Recorder of Lake County, Indiana.**

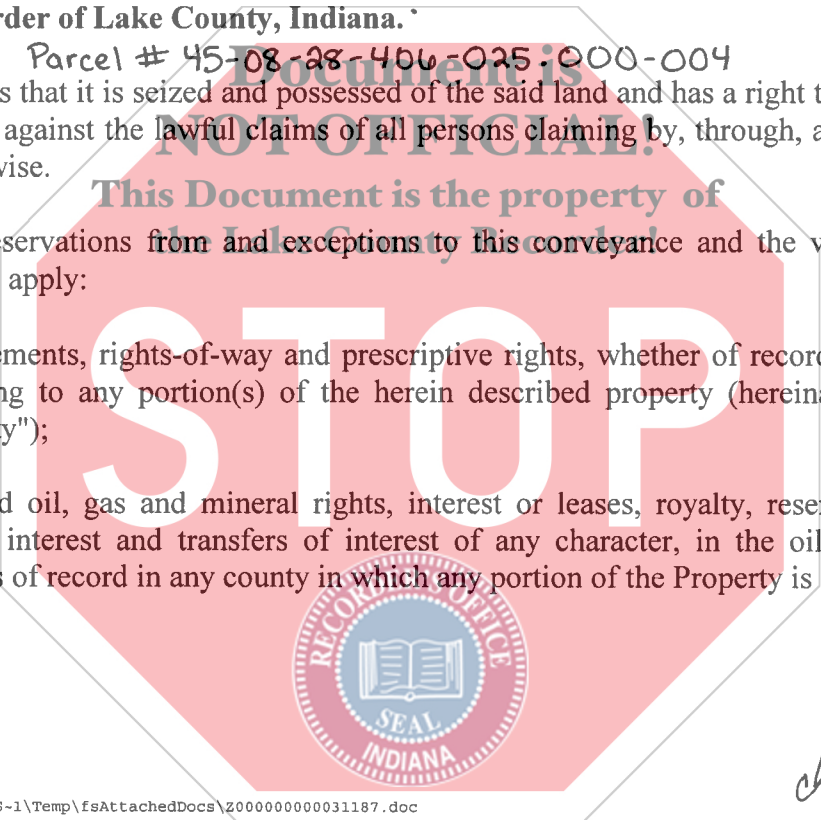
Parcel # 45-08-28-406-025-000-004

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

**This Document is the property of**

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;



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DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 08 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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;
5. 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
6. Any conditions that would be revealed by a physical inspection and survey of the Property.

The undersigned person executing this deed represents and certifies on behalf of the Grantor that the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of Indiana; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

DATED this 11 day of August, 2009.

SUTTON FUNDING, LLC

By:

Tonya Blechinger  
Assistant Secretary



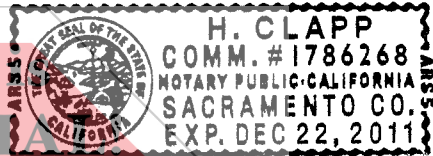
State of **California** )  
**Sacramento** ) SS:  
County of )

On **AUG 11 2009** before me, **H. Clapp** a Notary Public,  
personally appeared **Tonya Blechinger**, who proved to me on the basis of  
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

Witness my hand and official seal.

*H. Clapp*

\_\_\_\_\_, Notary Public



*This Document is the property of the Lake County Recorder!*  
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.

\_\_\_\_\_  
*Kimberly S. Spahr*

This instrument prepared by Michael T. Deam, Attorney-at-Law, 110 W. Berry St., Suite 2100,  
P.O. Box 11647, Fort Wayne, IN 46859-1647.

Grantees Mailing Address/  
MAIL TAX DUPLICATES TO:

*622 W. 63rd Ave  
Gary, IN 46408*

