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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 065396

2009 SEP 25 AM 10:32

MICHAEL A. BROWN  
RECORDER

**SPECIAL / LIMITED WARRANTY DEED**

SELENE RMOF REO ACQUISITION, LLC ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Bryan Niedert and Stacy Niedert ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 619 East Main Street, Lowell, Indiana 46356 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-19-23-414-005.000-008  
State Tax ID 45-19-23-414-005.000-008

The East 50 feet of the South Half of Lot 31, in Union Addition to the Town of Lowell, as per plat thereof, recorded in Miscellaneous Record "A", Page 504, in the Office of the Recorder of Lake County, Indiana.

Subject to covenants, easements and restrictions, if any, appearing in the public records.

\*Limited Warranty Deed

Being the same real property conveyed by Sheriff's Deed to SELENE RMOF REO ACQUISITION, LLC by Deed recorded in Instrument No. 2009-030130 of the Lake County, Indiana Records.

Property Address: 619 East Main Street, Lowell, Indiana 46356

The Grantee's Tax Mailing/Physical Address is: 719 Seminole Drive  
Lowell, Indiana 46356

**Grantor herein certifies under oath that no Indiana Gross Income Tax is due on this transaction.**

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, grantee's heirs and assigns, that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

Special Limited Warranty Deed  
Property Address: 619 East Main Street, Lowell, Indiana 46356  
DUTY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

1 of 2

SEP 24 2009

013065

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

\$18

CK#  
750770  
CVA  
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IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:  
September 14th, 2009.

SELENE RMOF REO ACQUISITION, LLC

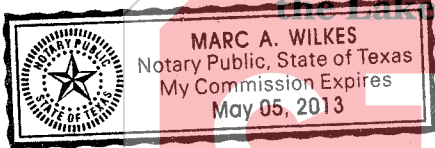
By: [Signature]  
Carter Nicholas  
Its: JP

State of Texas County of Harris, ss:

Be it remembered, that on this 14th day of September, 2009, before me, the subscriber, a Notary Public in and for said county and State, personally came SELENE RMOF REO ACQUISITION, LLC, by and through Carter Nicholas, its JP, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

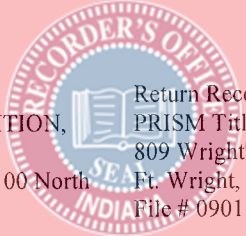
In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

[Signature]  
Notary Public Marc A. Wilkes  
Notary's Resident County Harris



I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.  
Angi Schuerman.

This instrument prepared by:  
SELENE RMOF REO ACQUISITION,  
LLC  
9990 Richmond Avenue, Suite 100 North  
Houston, TX 77042  
by Carter Nicholas



Return Recorded Instrument to:  
PRISM Title & Closing Services, Ltd.  
809 Wright's Summit Parkway, Suite 200  
Ft. Wright, Kentucky 41011  
File # 0901188

[Handwritten mark]