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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2010 003402

2010 JAN 20 AM 10:56

CAROLYN J. POLLARD  
ACTING RECORDER

**INDIANA SPECIAL / LIMITED WARRANTY DEED**

Homesales, Inc. ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Investment Home Brokers LLC ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 1162 E Sibley St, Hammond, Indiana 46320 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-03-31-381-021.000-023

Legal Description: The Westerly 25 feet of Lot 3 and the Easterly 12-1/2 feet of Lot 4, Block 3, Redivision of Helberg's Oak Ridge Addition to Hammond, as shown in Plat Book 3, Page 23, in Lake County, Indiana.

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

Being the same real property conveyed by Quit Claim Deed to Homesales, Inc. by Deed recorded in Book \*  Page \*  of the Lake County, Indiana Records. \*recorded simultaneously herewith

Property Address: 1162 E Sibley St

The Grantee's Tax Mailing/Physical Address is: 1162 E Sibley St, Hammond, Indiana 46320

**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.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JAN 19 2010

#759336

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

1/18/10

BS

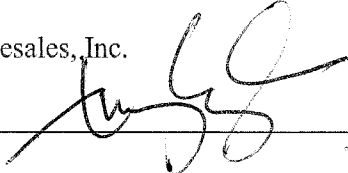
050288

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:

DEC 25, 2009

Homesales, Inc.

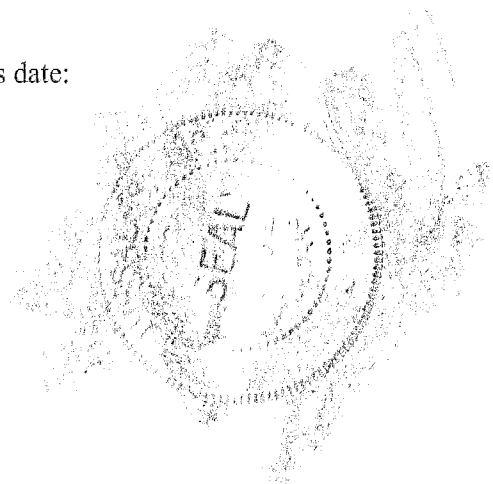
By: \_\_\_\_\_



Tony Huynh

Its: \_\_\_\_\_

Asst. Vice President



State of California County of San Diego, ss:

Be it remembered, that on this 25 day of Dec, 2009 before me, the subscriber, a Notary Public in and for said County and State, personally came Homesales Inc. Tony Huynh, by and through Tony Huynh, its Asst. Vice President, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/ier 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.



VICTORIA RODRIGUEZ  
Commission # 1692169  
Notary Public - California  
San Diego County  
My Comm. Expires Sep 5, 2010

  
Notary Public  
Notary's Resident County San Diego

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.

Tony Huynh

This instrument prepared by:  
Tony Huynh  
Continental REO Services, Inc.  
7777 Bonhomme Avenue, Suite 1100  
St. Louis, MO 63105

