

Instrument prepared by:
Stephanie Phipps
Wasatch Processing Services
933 East 1910 South #202
Provo, Utah 84606
801-854-9150

2011 001028

2011 JAN -7 AM 11:54

MICHAEL J. HAN
RECORDER

Mail future tax bills
Bernie Guenther

66 Sunflower Cres
Sherwood Park, Alberta T8H 2M2
Canada

Mail this recorded instrument to:

Wasatch Processing Services
933 East 1910 South #202
Provo, Utah 84606

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Property Direct, whose mailing address 51 West State Street #401, Orem Utah 84057 "Grantor", for and in consideration of the sum of Ten Dollars and 00/100 (10.00) and other good and valuable consideration, has been remised, released and granted with special warranty Bernie Guenther, whose mailing address is 66 Sunflower Cres, Sherwood Park, Alberta T8H 2M2 Canada "Grantee", the following described real estate in Lake County, in the State of Indiana.

THE SOUTH 40 FEET OF THE NORTH 80 FEET OF LOT 6 IN BLOCK 1 IN SECOND SUBDIVISION TO OAKINGTON PARK, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 32 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA.

More Commonly Known As: 4187 Buchanan Street, Gary IN 46408

PARCEL ID NUMBER 45-08-28-304-012.00-004

Prior Recording Reference: Filed _____ Document No. _____

Subject to any and all easements, agreements and restrictions of record.

And the said Grantor, does attest for the Grantee and the Grantee's heirs and assigns, that at and until the ensembling of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in Fee Simple, and have good right to bargain and sell the same in manner and forms above written, and that the same are free from all encumbrances whatsoever.

And the said Grantor will WARRANT AND DEFEND said premises, with the appurtenances thereunto belonging to the said Grantee and the Grantee's heirs and assigns, against all persons owning, holding or claiming by, through or under the said Grantor.

Return to
2010-48760-02
↑

AMOUNT \$ 18⁰⁰-
CASH _____ CHARGE _____
CHECK # 18052
OVERAGE _____
COPY _____
NON-COM _____
CLERK B#050225

FILED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER
JAN 07 2011
MICHAEL J. HAN
RECORDER

IN WITNESS WHEREOF, Grantor has executed this Deed this 21st day of December, 2010.

Signed in the presence of:

PROPERTY DIRECT,

Warren Smith
Printed name:

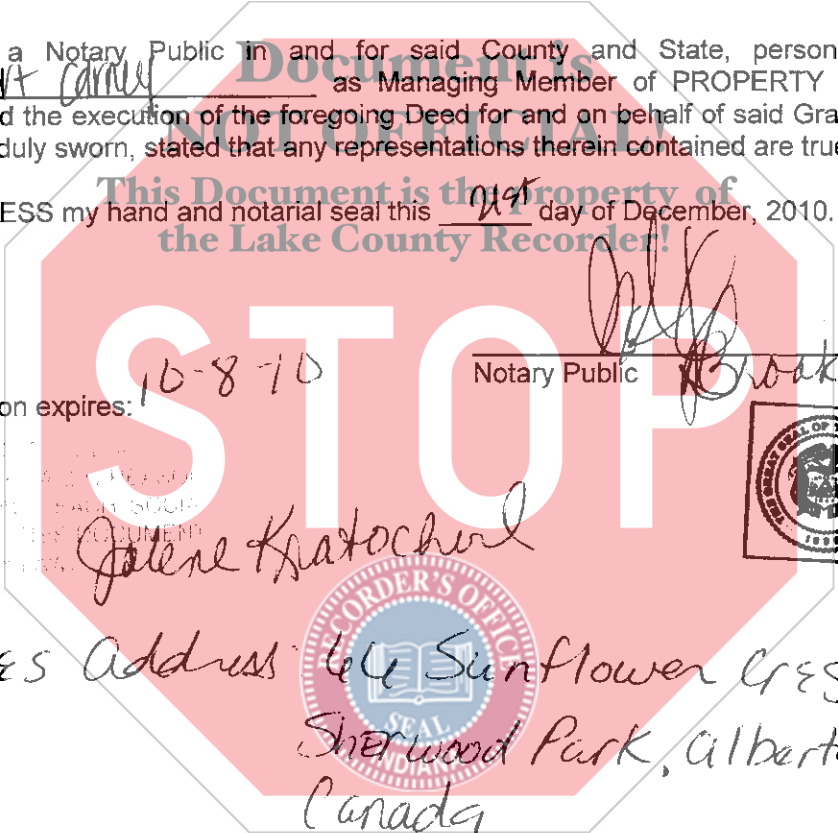
By: [Signature]
BY: Robert Carney
Title: Managing Member

STEVE LIECHTY
Printed name:

STATE OF Utah
COUNTY OF Utah

Before me, a Notary Public in and for said County and State, personally appeared Robert Carney as Managing Member of PROPERTY DIRECT, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

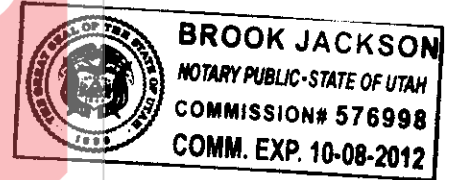
WITNESS my hand and notarial seal this 21st day of December, 2010.



My commission expires: 10-8-10

Notary Public

[Signature]
Brook JACKSON



NOTARIAL SEAL OF THE STATE OF UTAH
I HEREBY CERTIFY THAT I HAVE READ THE FOREGOING INSTRUMENT AND THAT I HAVE BEEN DULY SWORN TO THE VALIDITY OF THE SAME AND THAT I HAVE AFFIXED MY SEAL AND SIGNATURE TO THIS DOCUMENT.

Jelene Kratochvil

Grantor's Address: 46 Sunflower Cres
Sherwood Park, Alberta T8H 2M2
Canada