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Document Prepared By:

Pedro Adao
Mirbourne NPN 1 LLC.
5079 Lone Tree Way
Antioch, CA 94531

2011 042801

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 AUG 10 AM 9:03

MICHELLE R. FAJMAN
RECORDER

Record and return to:
Orion Financial Group, Inc.
M. E. Wileman
2860 Exchange Blvd., Ste. 100
Southlake, TX 76092

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~~RECORD FIRST~~

RECORD SECOND

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**WARRANTY DEED
(DEED IN LIEU OF FORECLOSURE)**

This Indenture Witnesseth, that For Valuable consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid, the receipt of which is hereby acknowledged, **Eddie Barnes and Linda Barnes**, hereinafter referred to as Grantor, does hereby convey with general warranty covenants unto **Mirbourne NPN 1 LLC*** hereinafter referred to as Grantee, all of Grantor's right, title, and interest in and to that certain tract or parcel of land commonly known as **839 Central Avenue, Gary IN 46406**, and situated in the **County of Lake, State of Indiana**, described as follows, "the "Premises":

* 5079 Lone Tree Way
Antioch, Ca. 94531

LOT 4, IN BLOCK 1, IN CHEADLE'A 1ST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 2, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel# 45-08-10-254-013.000-004

THIS DEED IS AN ABSOLUTE conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance or security of any kind. This deed is executed in lieu of foreclosure on the default existing on the Mortgage dated **June 28, 2004**, by **Eddie Barnes and Linda Barnes**, in the principal sum of **Sixty Nine Thousand Dollars and 00/cents (\$69,000.00)**, which Mortgage is on file and of record as document number **2004056455** of the public records of **Lake County, Indiana**.

Subject to and together with all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise pertaining.
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Orion Financial Group Inc.



839 CENTRAL AVE, *11033777*
HSP111/OPDDEED/MISC
MIRBOURNE NPN 1 LLC

AUG 09 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

028159

1046941
1902569
2100 E
1 non comp 1/3

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against all lawful claims.

In Witness Whereof, the said Grantors have signed and sealed these presents.

DATE: 9, 29, 2009

BY: Eddie Barnes
Eddie Barnes

BY: Linda Barnes
Linda Barnes

NOTARY FOR Eddie Barnes

STATE OF Indiana
COUNTY OF Lake

Be it remembered that on this 29 day of September 2009, before me, the subscriber, a Notary Public in and for said County and State, personally came, **Eddie Barnes**, 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.

Angela McSullivan
Notary Public

My Commission Expires: _____
Notary Public - State of Indiana
Lake County
My Commission Expires:
September 20, 2010

NOTARY FOR Linda Barnes ON NEXT PAGE

NOTARY FOR Linda Barnes

STATE OF Indiana
COUNTY OF Lake

Be it remembered that on this 29 day of September, 2009, before me, the subscriber, a Notary Public in and for said County and State, personally came, **Linda Barnes**, 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.

Angela Meaff
Angela Meaff, Notary Public

My Commission Expires: Notary Public - State of Indiana
Lake County

My Commission Expires:
September 20, 2010

Grantor:

Eddie Barnes and Linda Barnes
839 Central Avenue
Gary IN 46406

Grantee:

Mirbourne NPN 1 LLC.
5079 Lone Tree Way
Antioch, CA 94531

MAIL TAX STATEMENT TO:
iServe Servicing
222 W. Las Colinas Blvd #1252E
Irving, TX 75039

