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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2012 042219

2012 JUN 26 PM 12: 39

MICHAEL R. FAJMAN
RECORDER

After Recording Return To:

ServiceLink
4000 Industrial Blvd.
Aliquippa, PA 15001

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-06-01-103-026.000-023

SPECIAL WARRANTY DEED

Selene RMOF REO Acquisition, LLC, whose mailing address is 9990 Richmond Avenue, Suite 400, Houston, TX 77042, hereinafter Grantor, for \$33,000.00 (Thirty-three Thousand and 00/100 Dollars), in consideration paid, conveys and specially warrants to Christina L Roman and Augustin O Roman, husband and wife, 3749 175th Pl, Hammond, IN 46323, hereinafter Grantee, the real property described on Exhibit A and known as 35 Mason Street, Hammond, IN 46320, and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

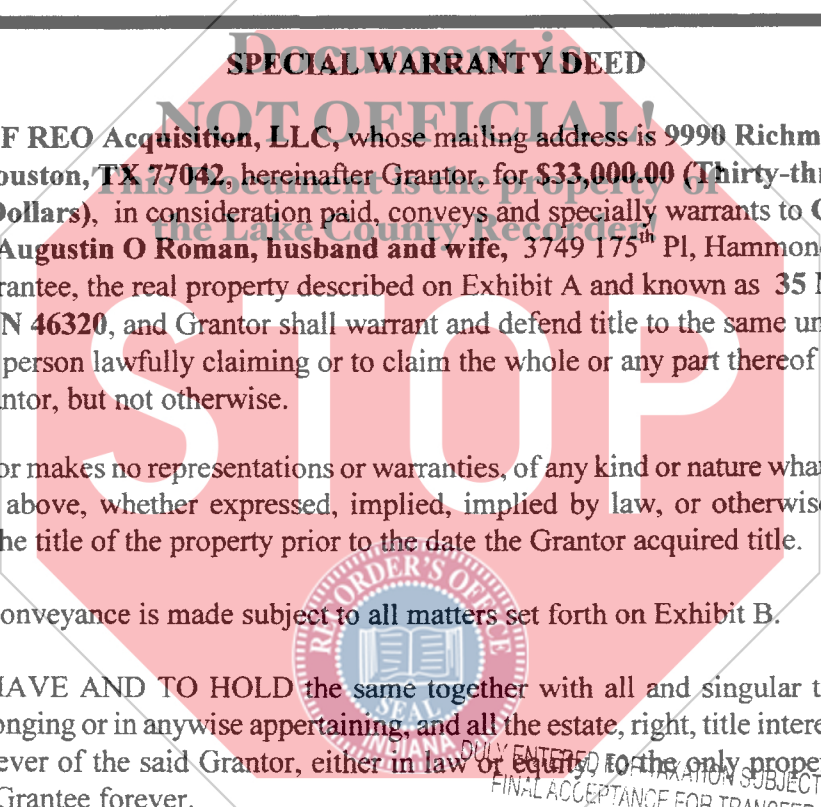
Prior instrument reference: Being the same premises as recorded 02/12/2011 in Doc. No. 2011-008645 of Lake Official records, conveyed to Selene RMOF REO Acquisition, LLC

DB1/67126091.4

LAKE COUNTY AUDITOR
KATONA HOLINGA

002644

AMOUNT \$ 22
 CASH _____ CHARGE _____
 CHECK # 136
 OVERAGE 242
 COPY _____
 NON-COM _____
 CLERK ad



Executed by the undersigned on June 6th, 2012:

GRANTOR:

Selene RMOF REO Acquisition, LLC by Green River Capital LLC as attorney in fact
By: [Signature]
Name: Green River Capital LLC as Attorney In Fact
Title: AVIVA BUSH, VICE PRESIDENT

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on 6/06, 2012 by AVIVA BUSH, VICE PRESIDENT its VP on behalf of **Green River Capital, LC, as Attorney in Fact for Selene RMOF REO Acquisition, LLC**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public Amy Davis
my comm exp: 8-16-14

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. Deborah Kiss

Deborah Kiss
agent

This instrument prepared by: **ServiceLink, 4000 Industrial Blvd., Aliquippa, PA 15001**
Sozette Glatz

Send tax statements to Grantee at: **35 Mason Street, Hammond, IN 46320**

Exhibit A
Legal Description

Lots 19 and 20, Block 3, Homewood Addition to the City of Hammond, as shown in Plat Book 2, Page 29. In the Office of the Recorder of Lake County, Indiana.

More commonly known as 35 Mason St., Hammond, IN 46320-2325

Parcel# 45-06-01-103-026.000-023



Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

