

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

PREPARED BY:
CHANGE OF TITLE, INC. **2012 059173**
160 S OLD SPRINGS ROAD, SUITE 260
ANAHEIM HILLS, CA 92808

2012 AUG 31 AM 8:38

MICHAEL J. CAJMAN
RECORDER

SEND TAX DOCUMENTS TO
BLUE MOUNTAIN HOMES LLC
707 ALDRIDGE ROAD
VACAVILLE CA 95688

RETURN TO:
EQUITY SETTLEMENT SERVICES, INC
444 ROUTE 111
NY, SMITHTOWN 11787

Space Above This Line For Recording Data

57-633

QUITCLAIM DEED

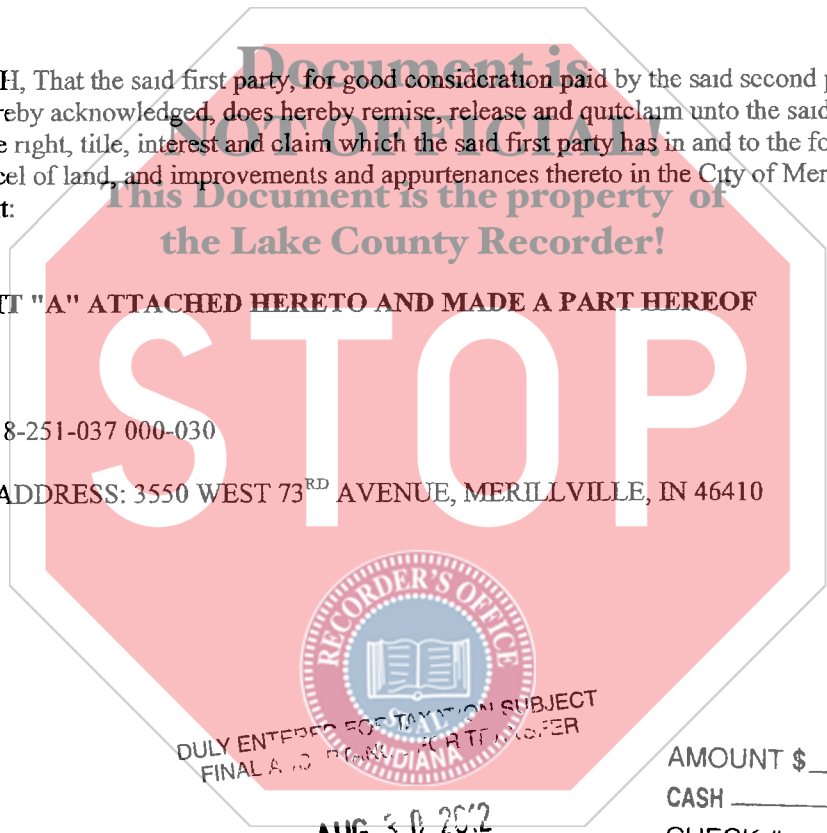
THIS QUITCLAIM DEED, Executed this 13TH day of AUGUST, 2012, by first party
BANK OF AMERICA, N.A. to second party **BLUE MOUNTAIN HOMES, LLC.**

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of Merrillville, County of Lake, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN 45-12-18-251-037 000-030

PROPERTY ADDRESS: 3550 WEST 73RD AVENUE, MERRILLVILLE, IN 46410



AUG 30 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
1 of 2

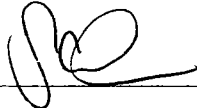
25788

AMOUNT \$ 244
CASH _____ CHARGE _____
CHECK # 305288
OVERAGE _____
COPY _____
NON-COM _____
CLERK pm

E

WITNESS the hands and seal of said Grantors this 13TH day of AUGUST, 20 12

BANK OF AMERICA, N.A.

BY: 

NAME: Sarah Jackson

TITLE AVP

STATE OF _____)
) SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, _____
the undersigned officer, personally appeared _____
known personally to me to be the _____
_____ respectively of the above named corporation, and that he/she as such official being authorized so
to do, executed the foregoing instrument for the purposes herein contained, by signing the name of the
corporation by himself/herself as such official I certify under PENALTY OF PERJURY under the laws
of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public _____
My Commission Expires: _____
Commission No. _____

This instrument was prepared by:
Chadd O'Neal, Change of Title, Inc.
160 S. Old Springs Road, Suite 260
Anaheim Hills, CA 92808



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 Chadd O'Neal

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of VENTURA

On AUGUST 13, 2012 before me, Javier Gutierrez, Notary Public
(Here insert name and title of the officer)

personally appeared Sarah Jackson

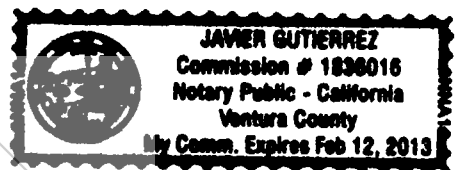
who proved to me on the basis of satisfactory evidence to be the person(x) whose name(x) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(x) on the instrument the person(x), or the entity upon behalf of which the person(x) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Javier Gutierrez
Signature of Notary Public

(Notary Seal)



Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder.

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
- Print the name(s) of document signer(s) who personally appear at the time of notarization
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT	
DEED	(Title or description of attached document)
	(Title or description of attached document continued)
Number of Pages _____	Document Date <u>8-13-12</u>
(Additional information)	

CAPACITY CLAIMED BY THE SIGNER	
<input type="checkbox"/> Individual (s)	
<input type="checkbox"/> Corporate Officer	
	(Title)
<input type="checkbox"/> Partner(s)	
<input type="checkbox"/> Attorney-in-Fact	
<input type="checkbox"/> Trustee(s)	
<input type="checkbox"/> Other _____	

A part of Lot 3 in Reder Farms Phase I, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 88 page 45 in the Office of the Recorder of Lake County, Indiana, also being a part of the Northeast Quarter of Section 18, Township 35 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, said parcel being more particularly described as follows: Commencing at the, Southwest corner of said Northeast Quarter;

Thence South 88 degrees 00 minutes 26 seconds East, 892.45 feet, along the South line of said Northeast Quarter to the point of beginning;

Thence North 00 degrees 09 minutes 10 seconds West, 186.0 feet to the Northeast corner of Lot 4 in Reder Farms Subdivision, Phase I, as per plat thereof, recorded in Plat Book 88 page 45, in the Office of the Recorder of Lake County Indiana;

Thence South 88 degrees 00 minutes 26 seconds East 50.0 feet;

Thence North 00 degrees 09 . minutes 10 seconds West 194.0 feet to the Southern line of Lot 5 in Reder Farms Phase II, as per plat thereof, recorded in Plat Book 88 page 24, in the Office of the Recorder of Lake County, Indiana;

Thence South 88 degrees 00 minutes 26 seconds East, 126.38 feet along said South line;

Thence South 00 degrees 09 minutes 10 seconds East, 165.47 feet;

Thence South 89 degrees 50 minutes 50 seconds West, 43.30 feet;

Thence South 00 degrees 09 minutes 10 seconds East, 194.0 feet to the South line of the Northeast Quarter of said Section 18;

Thence North 88 degrees 00 minutes 28 seconds West, 133.05 feet, along the South line, to the point of beginning, excepting therefrom the South 40.0 feet taken for road purposes.

PARCEL ID #: 45-12-18-251-037.000-030

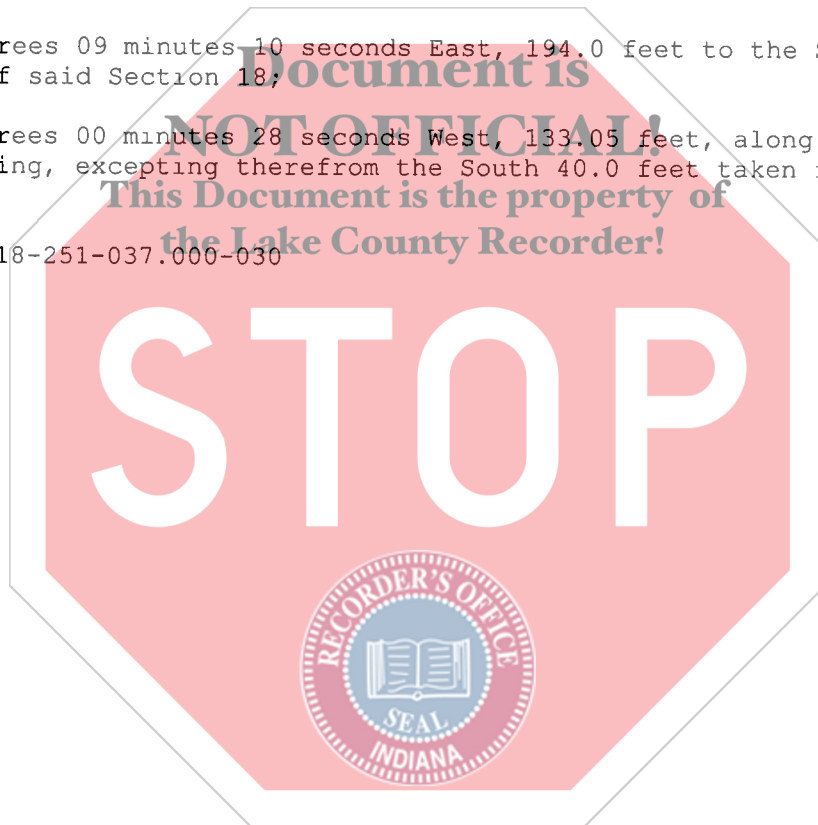


EXHIBIT
'A'

"Subject to all easements, covenants, conditions, restrictions and rights of way and other matters whether or not of record, those matters that would be disclosed by an accurate survey of the property or physical inspection thereof, and any right of redemption or similar legal right in any former owner, its successors and assigns, and the rights, if any, of all tenants and licensees (whether or not in default under any occupancy or use agreements), any other occupants of the property (whether or not authorized by Grantor), and any persons claiming a right to lease, use or occupy all or a portion of the property, in each case whether or not currently in actual possession of all or a portion of the property.

In addition, Grantee acknowledges and agrees, notwithstanding any statutory or implied warranties contained herein, Grantee shall make any claims pursuant to this deed within ninety (90) days of the date hereof, as more particularly provided in the Purchase and Sale Agreement between Grantor and Grantee."

