

2012 086602

2012 DEC 10 AM 9:11

RECORDER

SPECIAL / LIMITED WARRANTY DEED

Flagstar Bank aka Flagstar Bank, FSB ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Turning Leaf Properties LLC ("Grantee"), an Indiana Limited Liability Company, all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 9513 Lincoln Court, Crown Point, Indiana 46307 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-12-33-156-003.000-029
State Tax ID 45-12-33-156-003.000-029

Lot numbered 82 as shown on the recorded plat of Fountain Ridge 2nd Addition, Unit 4, to the City of Crown Point recorded March 7, 1974 in Plat Book 44, page 37 in the Office of the Recorder of Lake County, Indiana.

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

Being the same real property conveyed by Deed to Flagstar Bank by Deed recorded in Instrument Number 2012 051244 of the Lake County, Indiana Records.

Property Address. 9513 Lincoln Court, Crown Point, Indiana 46307

The Grantee's Tax Mailing/Physical Address is: 2911 East 113th Avenue, Crown Point, Indiana 46307

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 Grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or 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.

015685

Special/Limited Warranty Deed
Property Address: 9513 Lincoln Court, Crown Point, Indiana 46307

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JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 05 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 18
CASH _____ CHARGE _____
CHECK# 785375
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY AD

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

NW. 14, 2012.

Flagstar Bank aka Flagstar Bank, FSB, by its Attorney In Fact, Green River Capital, LLC, pursuant to a Limited Power of Attorney. recorded in 2011 042163 Lake Co Indiana Recorder.

By: [Signature]

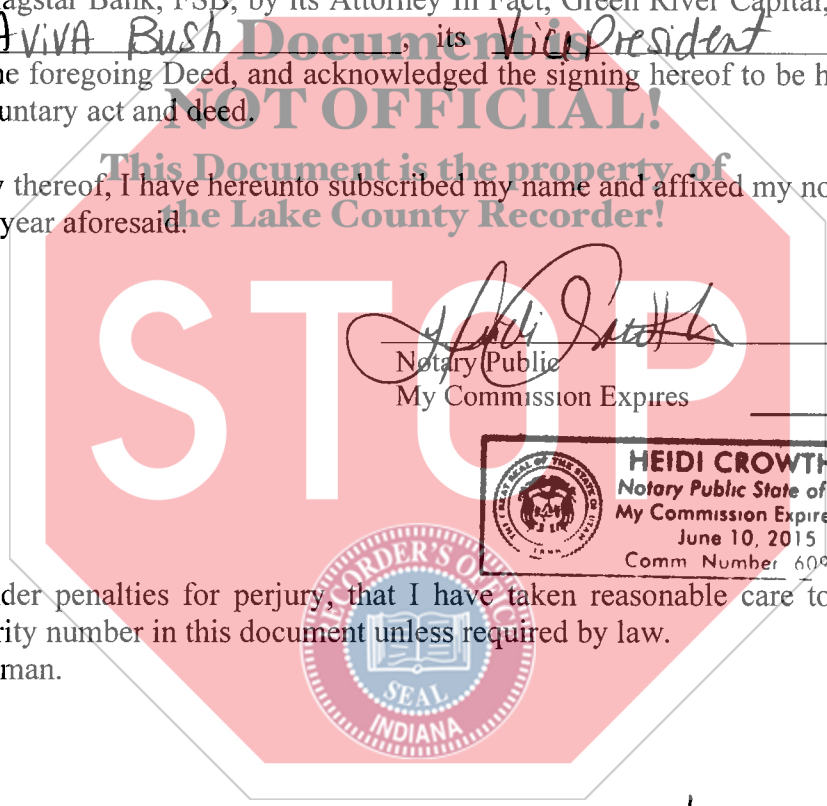
AVIVA BUSH, VICE PRESIDENT

Its: _____

State of Utah County of Salt Lake, ss:

Be it remembered, that on this 14 day of November, 2012, before me, the subscriber, a Notary Public in and for said county and State, personally came Flagstar Bank aka Flagstar Bank, FSB, by its Attorney In Fact, Green River Capital, LLC by and through Aviva Bush, its Vice President, 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.



[Signature]
Notary Public
My Commission Expires _____

HEIDI CROWTHER
Notary Public State of Utah
My Commission Expires on:
June 10, 2015
Comm Number 609901

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.
Angi Schuerman.

This instrument prepared by:
Flagstar Bank aka Flagstar Bank, FSB
5151 Corporate Drive
Troy, Michigan 48098

Return Recorded Instrument to:
PRISM Title & Closing Services, Ltd.
809 Wright's Summit Parkway, Suite 200
Ft. Wright, Kentucky 41011
File # 01201463