

A

2012 020327

STATE OF INDIANA
LAKE COUNTY
FILES FOR RECORD
2012 MAR 23 AM 9:42
MICHAEL LAJMAN
RECORDER

Mail Tax Bills To:
Nationstar Mortgage LLC
350 Highland Drive
Lewisville, Texas 75067

Tax Key No.: 45-12-21-327-005.000-030

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
2801 Woodside Street
Dallas, Texas 75204

Re-record
add
Survivorship
Affidavit.

[Space Above This Line For Recording Data]

2012 089622

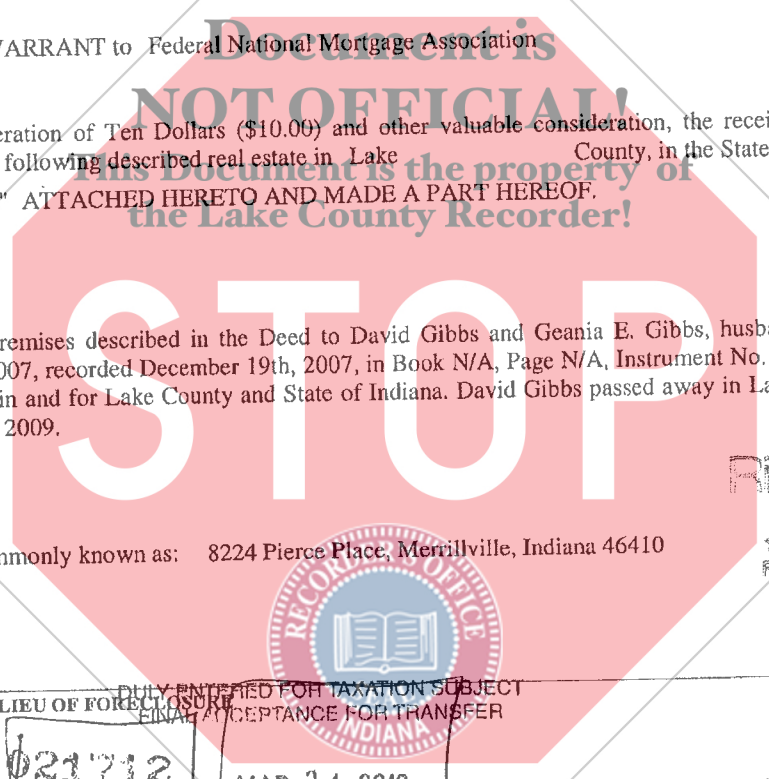
DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH that Geania E. Gibbs, as surviving spouse ("Grantor(s)")
CONVEY AND WARRANT to Federal National Mortgage Association ("Grantee");
for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same premises described in the Deed to David Gibbs and Geania E. Gibbs, husband and wife dated December 14th, 2007, recorded December 19th, 2007, in Book N/A, Page N/A, Instrument No. 2007099817, in the Recorder's office in and for Lake County and State of Indiana. David Gibbs passed away in Lake County, Indiana on September 8th, 2009.

More commonly known as: 8224 Pierce Place, Merrillville, Indiana 46410

Riverband
1206 E. Dupont Road
Fort Wayne, IN 46825



INDIANA DEED IN LIEU OF FORECLOSURE
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Page 1 of 3

021712

MAR 21 2012

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DEC 14 2011

28330

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 23.00
CASH _____ CHARGE _____
CHECK # 18786
OVERAGE \$3.00
COPY 1
NON-COM _____
CLERK 44

1neb#

STATE OF IND
LAKE COUN
FILED FOR RE

2012 DEC 19 AM 3:50
MICHAEL LAJMAN
RECORDER

Loan No.: 0596574943
Investor No.: 1705854887

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF LOT 67, IN MESA RIDGE, UNIT 2, A SUBDIVISION IN THE TOWN OF MERRILLVILLE, INDIANA, AS PER RECORD PLAT THEREOF APPEARING IN PLAT BOOK 100, PAGE 69 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.



SUBJECT TO all real estate taxes and assessments due and payable.

SUBJECT TO restrictions, conditions, limitations, zoning ordinances, easements, encroachments, visible or of record, roadways, rights-of-way and highways of record.

SUBJECT TO that certain Real Estate Mortgage from Grantors to Grantee dated December 14th, 2007, in the original principal amount of \$ 165,640.00, recorded on December 21st, 2007, in Book N/A, Page N/A, Instrument No. 2007 099819 and assigned to Nationstar Mortgage LLC

, dated March 1st, 2011, and recorded on March 9th, 2011 in Book N/A, Page N/A, Instrument No. 2011 013239, in the Recorder's office in and for Lake County and State of Indiana (the "Mortgage").

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY AND BETWEEN THE GRANTORS AND GRANTEE THAT THIS CONVEYANCE SHALL NOT EFFECT NOR BE CONSIDERED TO EFFECT A MERGER OF THE ABOVE-DESCRIBED MORTGAGE HELD BY GRANTEE, NOR ANY RIGHTS AND INTERESTS CREATED IN FAVOR OF NATIONSTAR MORTGAGE LLC

IN AND TO THE FEE SIMPLE TITLE HEREBY ACQUIRED BY GRANTEE AND THAT SAID MORTGAGE SHALL CONTINUE TO BE AND REMAIN IN FULL FORCE AS A VALID AND SUBSISTENT FIRST LIEN UPON THE ABOVE-DESCRIBED REAL ESTATE WITHOUT ANY IMPAIRMENT WHATSOEVER HEREBY AND WITH THE PRIORITY OF SUCH MORTGAGE LIEN DOCUMENTS UNDIMISHED. THE GRANTEE HEREBY RESERVES ALL OF ITS RIGHTS AND REMEDIES UNDER THE MORTGAGE, THE PROMISSORY NOTE WHICH IT SECURES AND THE ANY AND ALL OTHER DOCUMENTS AND AGREEMENTS ENTERED INTO IN CONNECTION THEREWITH.

Grantors declare that this conveyance is the absolute and unconditional conveyance to Grantee of the entire fee simple title to the above real estate in fact as well as in form and is not intended as, nor shall it be construed as the conveyance of a lesser estate or as a mortgage or any other form of security. This deed constitutes a transfer of the herein-described real estate from Grantors for fair and adequate consideration as herein set forth.

Grantors further declare and acknowledge that this conveyance is not a conveyance to Grantee in trust for or to the use of Grantors or any other persons, but that the title herein conveyed to Grantee shall be held by Grantee for and to its own sole and exclusive use and benefit.

Grantors declare that this conveyance is freely and fairly made, there are no agreements, oral or written, other than this deed between Grantors and Grantee with respect to the real estate.

Grantors herein certify that no Indiana Gross Income Tax is due by reason of this conveyance.

IN WITNESS WHEREOF, Grantor(s) have caused this deed to be executed this 26th day of

January 2012
Geania E. Gibbs

Geania E. Gibbs
2371 Deerpath Drive Apt 308
Scherville, Indiana 46375

-Grantor

-Grantor

ACKNOWLEDGMENT

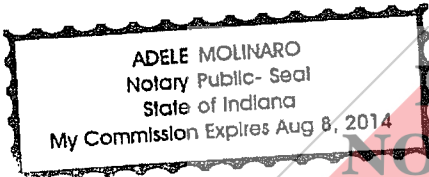
State of Indiana §
County of Lake §

Before me, a Notary Public in and for said County and State, personally appeared Geania E. Gibbs

who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that the facts and matters set forth in it are true and correct.

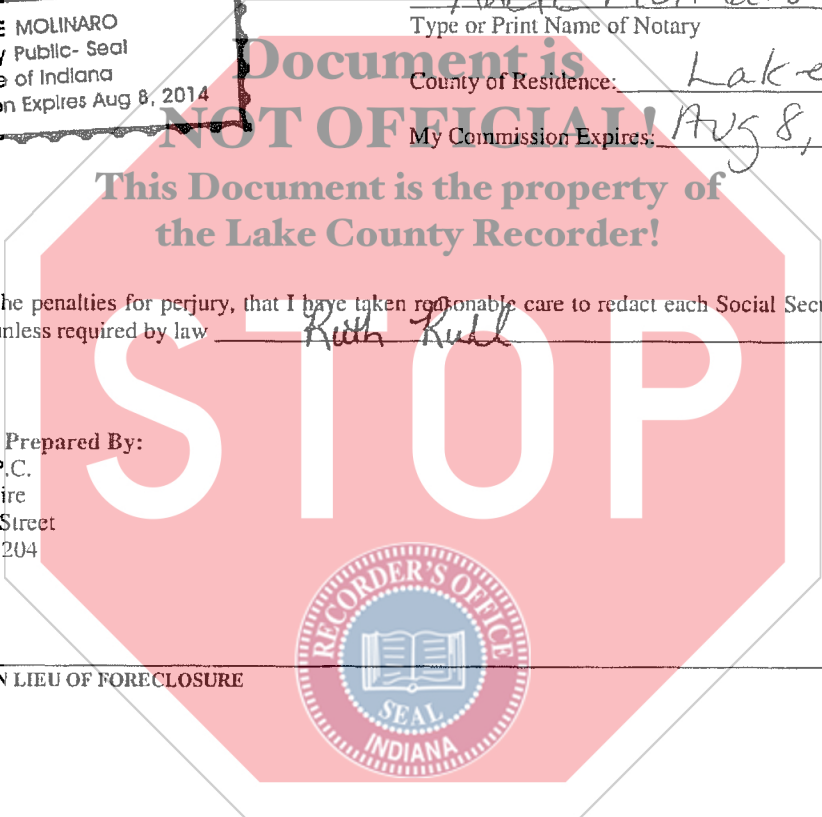
Witness my hand and Notarial Seal this 26th day of January, 2012.

(Seal)



Adele Molinaro
Adele Molinaro Notary Public
Type or Print Name of Notary

County of Residence: Lake
My Commission Expires: Aug 8, 2014



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 *Ruth Ruhl* Signature

This Document Prepared By:
RUTH RUHL, P.C.
Ruth Ruhl, Esquire
2801 Woodside Street
Dallas, Texas 75204