

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that **PHH Mortgage Corporation**, (hereafter referred to as "Grantor"), CONVEYS AND WARRANTS to **Richard D. Ligon and Ava R. Ligon, Husband and Wife**, (hereafter referred to as "Grantee"), of **Lake County**, in the State of **Indiana**, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in **Lake County**, in the State of Indiana:

Lots 44 and 45 in Seroczynski's Addition to Jackson Park, in the City of Gary, as Per Plat Thereof, Recorded in Plat Book 7, Page 21, in the Office of the Recorder of Lake County, Indiana.
(hereafter "Real Estate").

THIS CONVEYANCE IS SUBJECT TO ALL DELINQUENT REAL ESTATE TAXES.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as **3831 Madison Street, Gary, IN 46408**. Tax bills should be sent to Grantee at such address unless otherwise indicated on the back.

THIS CONVEYANCE IS NOT SUBJECT TO THE PAYMENT OF INDIANA CORPORATE GROSS INCOME TAX.

The undersigned person executing this deed on behalf of Grantor represents and certifies that they are duly authorized and fully empowered to execute and deliver this deed as the Vice President (title) of by PHH Mortgage Corporation, as Attorney in fact.

Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantee, his heirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or encumbered in any manner whatsoever; and Grantor will forever warrant and defend the title to the above granted premises against all persons lawfully claiming the same from, through or under Grantor.

Grantor's warranties hereunder are limited to its own acts and deeds and those of persons claiming by, through and under Grantor, and not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed this 29 day of January, 2013.

PHH Mortgage Corporation,

By: [Signature]
Ronan Laforest (name)
Vice President (title)
PHH Mortgage Corp (Company)

STATE OF IN)
COUNTY OF Burl) SS:

Before me a Notary Public in and for said County and State, personally appeared **PHH Mortgage Corporation**, who acknowledged the execution of the foregoing Deed for an on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 29 day of January 2013.

My Commission Expires: _____

Residing in Burl County

[Signature]
Notary Public

Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana Return deed and tax statements to Richard D. Ligon and Ava R. Ligon, 6207 Juniper Street, Gary, IN 46403. Grantees Mailing Address: 6207 Juniper Street, Gary, IN 46403.

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. James E. Shinaver

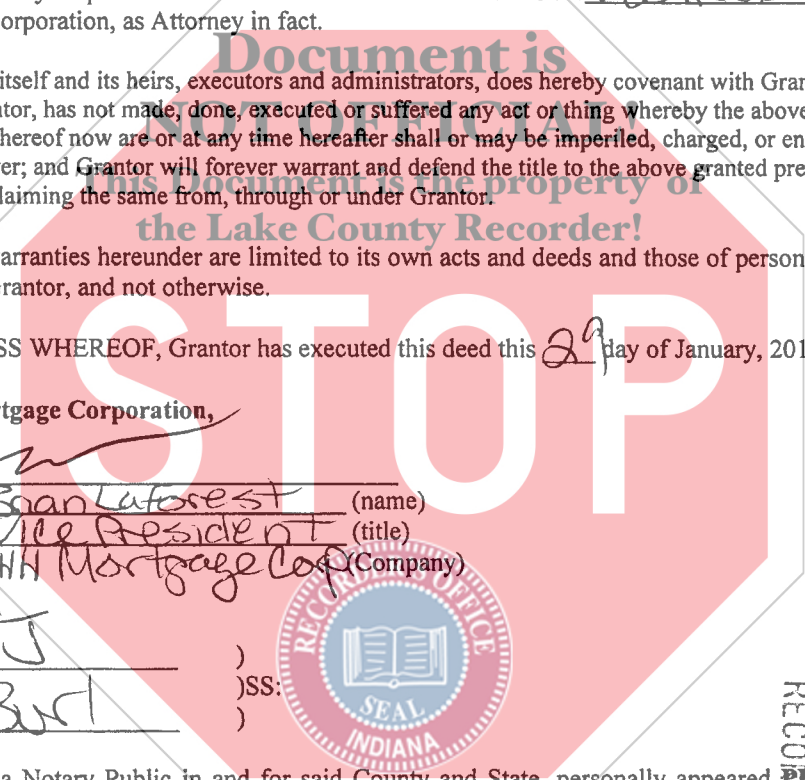
AMOUNT \$ 17.⁰⁰
CASH _____ CHARGE _____
CHECK# 4432
OVERAGE _____
COPY _____
NON-CONF /
DEPUTY PP

Linda Huller 2300415
Notary Public of New Jersey
My Commission expires May 19, 2013 SUBJECT
DULY ENTERED FOR RECORD
FINAL ACCEPTANCE FOR TRANSFER

FEB 28 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

11010



2013 MAR 01 6303

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL J. HULLER
RECORDER
2013 MAR -4 10:01

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD