

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 022670

2013 MAR 27 AM 10:42

MICHAEL B. BROWN  
RECORDER

After Recording Return To:

Meridian Title Corporation
Attn: REO Department
405 S. Second Street
Elkhart, IN 46516

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
37-16-08-000-001.082-033

SPECIAL WARRANTY DEED File# 12-44186  
RED

JPMC Specialty Mortgage LLC, whose mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, hereinafter Grantor, for \$24,750.00, in consideration paid, conveys and specially warrants to Michael Wayne Schwanke, whose mailing address is 4087 Woodland Drive, Wheatfield, IN 46392, hereinafter Grantee, the real property described on Exhibit A and known as 4087 Woodland Drive, Wheatfield, IN 46392, 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: F131469

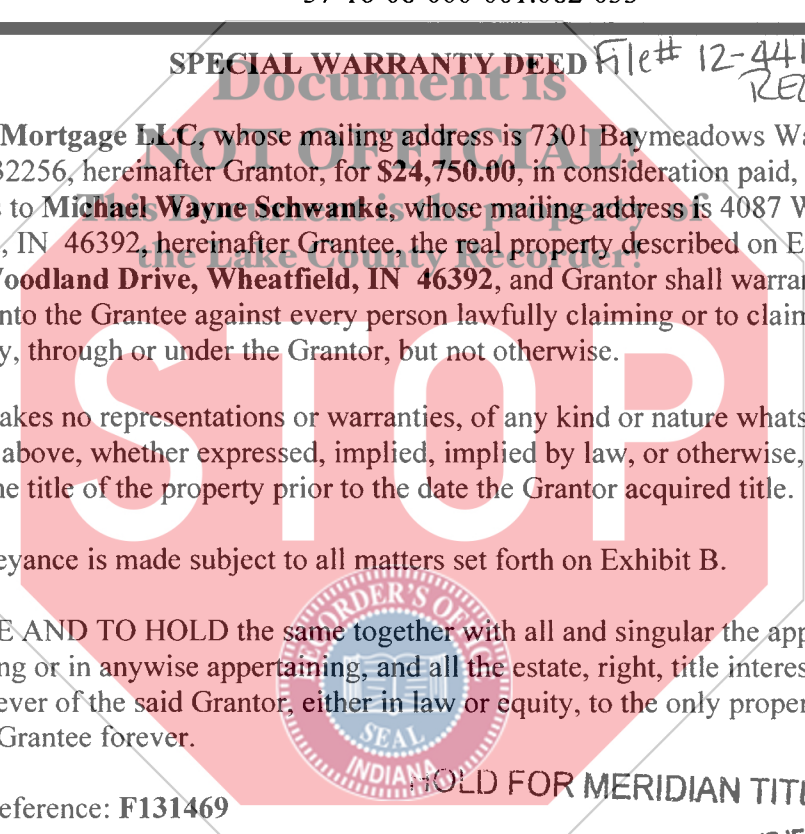
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 25 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

DB1/67126091.4

11521



22<sup>nd</sup>  
mt  
rm  
[Signature]

Executed by the undersigned on FEB 20, 20 13:

GRANTOR:

JPMC Specialty Mortgage LLC

By: [Signature]

Name:

Title:

**Barbara Durham**  
Vice President

STATE OF TEXAS  
COUNTY OF DENTON

The foregoing instrument was acknowledged before me on FEB. 20, 20 13 by BARBARA DURHAM its VP on behalf of JPMC Specialty Mortgage LLC, who is personally known to me or has produced [Signature] 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.



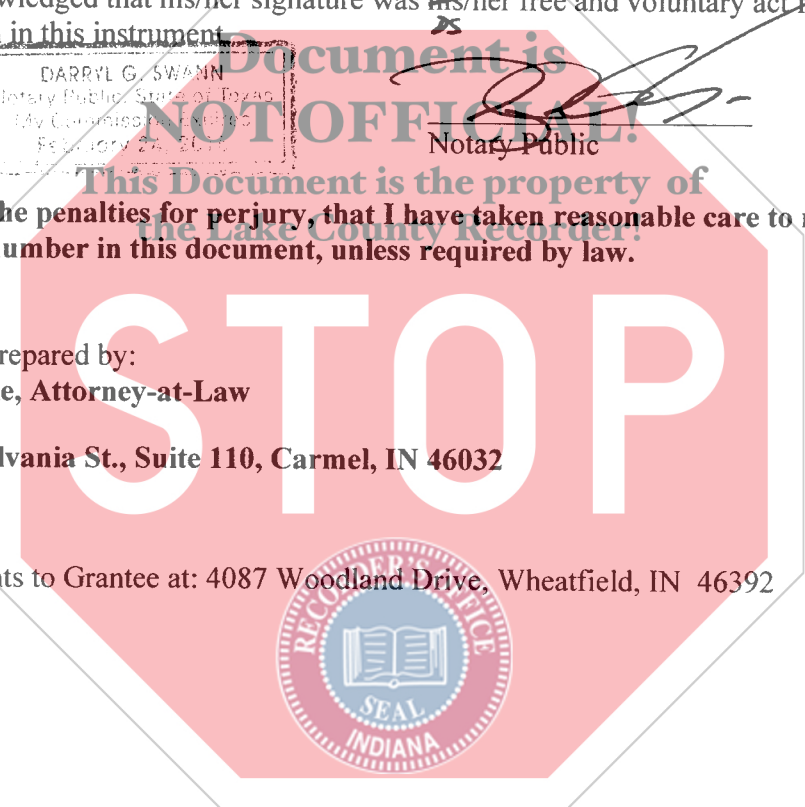
[Signature]  
Notary Public

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.

This instrument prepared by:  
**Andrew R. Drake, Attorney-at-Law**

11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Send tax statements to Grantee at: 4087 Woodland Drive, Wheatfield, IN 46392



[Handwritten mark]

**Exhibit A**  
Legal Description

Lot 28 in Oak Heritage Estate Subdivision, as shown on plat recorded in Plat Record 1, page 62,  
in Jasper County, Indiana.

Commonly known as: 4087 Woodland Drive, Wheatfield, IN 46392

Parcel #: 37-16-08-000-001.082-033



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**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.



A handwritten signature or mark, possibly a stylized letter 'P' or a similar symbol, located in the bottom right corner of the page.