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MICHAEL D. BROWN
RECORDER

**THIS DOCUMENT IS EXEMPT FROM THE SALES DISCLOSURE FORM
REQUIREMENT OF PUBLIC LAW 63-1993, SECTION 2 ____.**

SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that John Buncich, as Sheriff of Lake County, State of Indiana, conveys to Flagstar Bank, FSB, in consideration of the sum of One Hundred Eighty One Thousand Six Hundred Fifty One & 62/100 (\$181,651.62), the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from the Superior Court of Lake County, in the State of Indiana, pursuant to the laws of said State on the August 9, 2012, in Cause No. 45D05-1112-MF-00418, wherein Flagstar Bank, FSB was Plaintiff, and Randel W. Ferguson was a Defendant, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

Lot 114, in Lakeside 4th addition, to the Town of Highland, as per plat thereof, recorded in Plat Book 37 Page 3, in the Office of the Recorder of Lake County, Indiana.

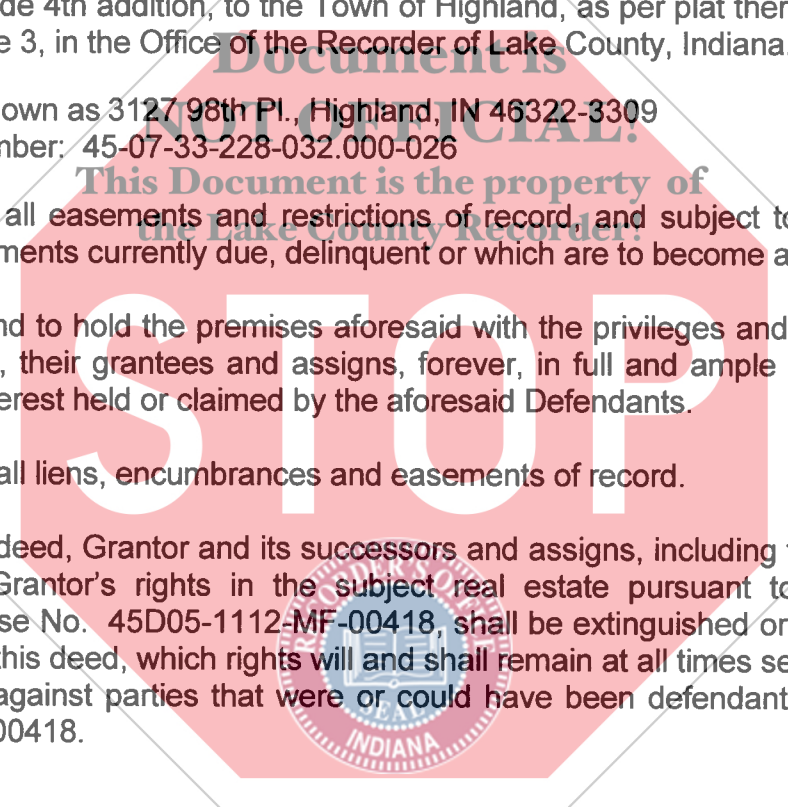
And commonly known as 3127 98th Pl., Highland, IN 46322-3309
Parcel Number: 45-07-33-228-032.000-026

Subject to all easements and restrictions of record, and subject to all real estate taxes and assessments currently due, delinquent or which are to become a lien.

To have and to hold the premises aforesaid with the privileges and appurtenances to said purchaser, their grantees and assigns, forever, in full and ample manner with all rights, title and interest held or claimed by the aforesaid Defendants.

Subject to all liens, encumbrances and easements of record.

In conveying this deed, Grantor and its successors and assigns, including the Grantee, do not intend that Grantor's rights in the subject real estate pursuant to its mortgage, foreclosed in Cause No. 45D05-1112-MF-00418, shall be extinguished or merge with the title conveyed by this deed, which rights will and shall remain at all times separate, distinct, and enforceable against parties that were or could have been defendants in Cause No. 45D05-1112-MF-00418.



**FIDELITY NATIONAL
TITLE COMPANY**

92011-4434 ①

JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
AMOUNT \$ 002303 18
APR 26 2013 CASH _____ CHARGE _____
CHECK# 179672
PEGGY HOLINGA KATORA OVERAGE _____
LAKE COUNTY AUDITOR COPY _____
NON-CONF _____
DEPUTY _____ AD

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this 4th day of January, 2013.

SHERIFF OF LAKE COUNTY, INDIANA

John Buncich

John Buncich

STATE OF INDIANA)

)

SS:

COUNTY OF LAKE)

)

On the 4 day of January, 2013 personally appeared John Buncich, in the capacity of Sheriff of said County, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:



Milica Stanivuk
Notary Public

My County of Residence:

Printed Name

Grantee's street or rural route address: 5151 Corporate Drive, Troy, MI 48098
Send Tax Statements to: Flagstar Bank, FSB, 5151 Corporate Drive, Troy, MI 48098
Property Address: 3127 98th Pl., Highland, IN 46322-3309

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 (Scott Steele)

This instrument prepared by and after recording return to: James L. Shoemaker (19562-49), DOYLE LEGAL CORPORATION, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204 (317) 264-5000.

