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MICHAEL B. BROWN
RECORDER

GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that KELLY MARTIN, (the "Grantor") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of avoiding a foreclosure of the Mortgage recorded on November 28, 2007 as Instrument No. 2007 093631 of the records of the Lake County, Indiana Recorder which is acknowledged to be delinquent, grants with general warranty covenants to FEDERAL NATIONAL MORTGAGE ASSOCIATION, (the "Grantee") whose tax mailing address is 14221 Dallas Parkway, Suite 1000, International Plaza 11, Dallas, TX 75254-2916, the following described real estate in Lake County, State of Indiana:

THE WEST 20.00 FEET OF THE EAST 132.31 FEET OF BLOCK 3 IN PARK PLACE, ADDITION TO THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, RECORDED DECEMBER 12, 1997 DOCUMENT NUMBER 97062300, PLAT BOOK 83, PAGE 82 AND PLAT OF CORRECTION RECORDED DATED MARCH 26, 1998 IN PLAT BOOK 84, PAGE 34, DOCUMENT NUMBER 98020433, AND FURTHER AMENDED BY 2ND PLAT OF CORRECTION RECORDED IN PLAT BOOK 85 PAGE 61, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

STATE ID NUMBER: 45-07-21-455-027.000-026
PRIOR DEED REFERENCED: Instrument No. 2004 0226211

SUBJECT TO any and all easements, agreements and restrictions of record and the lien for current real estate taxes not yet due and payable. The address of such real estate is commonly known as: 2923 Clough Avenue, Highland, IN 46322.

TO HAVE AND TO HOLD the premises aforesaid with the appurtenances thereunto belonging to said Grantee, its heirs and assigns, so that neither said Grantor, nor her heirs, nor any other persons claiming title through or under them, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IT IS HEREBY EXPRESSLY ACKNOWLEDGED AND AGREED that:

A. This Warranty Deed is an absolute conveyance, the Grantor having sold



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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said land to Grantee for a fair and adequate consideration, such consideration, in addition to the above recited, being in full satisfaction of all obligations secured by the mortgage.

B. The title and other interest of Grantee in the Property under this Warranty Deed will not merge with the rights, title, and interests formerly held by the Grantor in and to the Property. This Warranty Deed shall not be deemed a waiver by Grantee of its claims of priority under the Mortgage over any other liens, mortgages, security interests or encumbrances of any kind or nature now existing or hereafter placed upon the Property; and the right of Grantee to foreclose the Mortgage by judicial proceedings or otherwise is expressly preserved hereby and for purposes of limitations and any other applicable time bar defenses, the same are expressly extended as evidenced by this instrument.



IN WITNESS WHEREOF, Grantor has hereunto set her hand this 21 day of February 2013.

Kelly Martin
KELLY MARTIN

STATE OF Indiana)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary public in and for said County and State, personally appeared the above named, Kelly Martin, who acknowledges the signing of the foregoing General Warranty Deed, and that such signing was freely and voluntarily performed, for the use and purposes therein mentioned.



Executed before me on this 21st day of February, 2013, who under penalty of perjury, represented to me to be said persons.

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

DAVID A MARTIN
Notary Public - Seal
State of Indiana
My Commission Expires Dec 16, 2018

NOTARY PUBLIC (Signature) _____
Printed Name: David Martin
County of Residence: Lake
My Commission Expires on: 12/16/18

STOP

This Document was prepared by:
Rebecca Algenio, Attorney at Law, Reisenfeld & Associates, LPA LLC, 3962 Red Bank Road, Cincinnati, OH 45227
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. - Rebecca Algenio (30229-49)
GRANTEE'S TAX MAILING ADDRESS: 14221 Dallas Parkway, Suite 1000, International Plaza 11, Dallas, TX 75254-2916