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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 055067

2013 JUL 29 PM 1:04

MICHAEL D. BROWN
RECORDER

SPECIAL / LIMITED WARRANTY DEED

Capital One, N.A. successor by merger to ING Bank, FSB ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Ryan J. Plank and Melanie R. Plank ("Grantee"), Husband and Wife, all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 8882 Overlook Point, Saint John, Indiana 46373 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-11-28-180-003.000-035
State Tax ID 45-11-28-180-003.000-035

Lot 172 in Lake Hills Resubdivision, Unit 9, an Addition to the Town of St. John, as per Plat thereof, recorded in Plat Book 100, Page 32, in the Office of the Recorder of Lake County, Indiana.

Subject to any/all Easements, Restrictions and Stipulations, including, but not limited to any shown on the Plat of Lake Hills Resubdivision, recorded in Plat Book 100, Page 32.

Subject to covenants, easements and restrictions, if any, appearing in the public records.

Being the same real property conveyed by Sheriff's Deed to ING Bank, FSB by Deed recorded in Instrument Number 2012 026722 of the Lake County, Indiana Records.

Property Address: 8882 Overlook Point, Saint John, Indiana 46373

The Grantee's Tax Mailing/Physical Address is: 8882 Overlook Point, Saint John, Indiana 46373

Grantor herein certifies under oath that no Indiana Gross Income Tax is due on this transaction.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, grantee's heirs and assigns, that Grantor has not done or caused to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The Grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

Special/Limited Warranty Deed

Page 1 of 2

Property Address: 8882 Overlook Point, Saint John, Indiana 46373

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUL 25 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

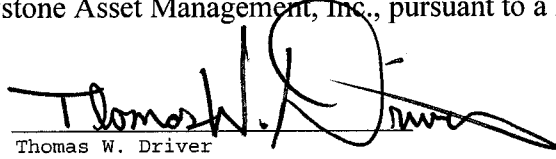
004448

AMOUNT \$	18
CASH	CHARGE
CHECK#	790442
OVERAGE	
COPIES	
NON-CONF	
DEPUTY	AD

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IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:
July 1, 2013.

Capital One, N.A. successor by merger to ING Bank, FSB, by its Attorney In Fact,
Keystone Asset Management, Inc., pursuant to a Limited Power of Attorney.

By: 
Thomas W. Driver

Its: Vice president

State of PENNSYLVANIA County of MONTGOMERY, ss:

Be it remembered, that on this 1 day of July, 2013, before me, the
subscriber, a Notary Public in and for said county and State, personally came Capital
One, N.A. successor by merger to ING Bank, FSB, by its Attorney In Fact, Keystone
Asset Management, Inc. by and through Thomas W. Driver, its
Vice President, the grantor in the foregoing Deed, and acknowledged
the signing hereof to be his/her and its free and voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on
the day and year aforesaid.

NOTARIAL SEAL
KATHERINE QUINBY
Notary Public
HATFIELD TWP, MONTGOMERY COUNTY
My Commission Expires Oct 28, 2015


Notary Public
My Commission Expires: 10/28/2015

I affirm, under penalties for perjury, that I have taken reasonable care to redact each
Social Security number in this document unless required by law.
Angi Schuerman.

This instrument prepared by: Thomas W. Driver
Capital One, N.A. successor by merger
to ING Bank, FSB
7933 Preston Road
Plano, Texas 75024

Return Recorded Instrument to:
PRISM Title & Closing Services, Ltd.
809 Wright's Summit Parkway, Suite 200
Ft. Wright, Kentucky 41011
File # 01201992