

WARRANTY DEED

THIS DEED, made on the 24th day of October, 2013 between Johnnie Humphries ("Grantor") and American Home Recovery Fund LLC ("Grantee");

2013 090048

Grantor, for valuable consideration, conveys and warrants to Grantee the following described real estate in Lake County, State of Indiana:

Lots 23 and 24, Block 7, Kelley-Semmes Boulevard Heights Addition to Gary, as per Plat thereof, recorded in Plat Book 9, page 23, in the Office of the Recorder of Lake County, Indiana.

More Commonly Known as: 102 West 45th Avenue, Gary, IN 46408

That the aforesaid deed is an absolute conveyance of the title to said premises to the Grantee named therein, in effect as well as in form, and was and is not intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises will be surrendered to the grantee as of the 24th day of October 2013 said premises are vacant, free of any personal property, and broom swept clean; that Deponent acknowledges and understands that the premises will be subject to a final inspection by the Grantee, at Grantee's prerogative, and that the Grantee's acceptance of said deed, and obligations to Deponent, or benefits in favor of Deponent that may be part of this agreement, if any, are fully contingent upon Grantee's approval of the physical condition of the premises as well as their approval of the condition of title to the property. In the event that personal property is left in or about the above referenced premises as of the date of possession is surrendered as indicated herein, whether in the interior or exterior of said premises, deponent hereby waives and relinquishes any right, title or interest in said personal property. Deponent hereby agrees that Grantee may remove and dispose of any such remaining personal property at their discretion and in any manner in which Grantee sees fit. That the consideration in aforesaid deed was the full cancellation of all debts, obligations, costs and charges heretofore existing and by virtue of the terms of a certain note and mortgage made by Johnnie Humphries, original mortgage, to Mortgage Electronic Registration Systems as nominee for Sebring Capital partners, Limited Partnership, Mortgagee, dated December 19, 2003 and recorded December 31, 2003 as Document No. 2003-0136284, in Lake County, Indiana. Mortgage Electronic Registration Systems as nominee for Sebring Capital partners, Limited Partnership assigned the mortgage to GLAV Fund III Trust and further assigned the mortgage to American Home Recovery Fund LLC by assignment.

2013 DEC 9 AM 8:59
FILED FOR RECORDER
LAKE COUNTY
INDIANA

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed this 24th day of October, 2013.

GRANTOR:

Johnnie Humphries
Johnnie Humphries

DULY ENTERED FOR RECORD
FINAL ACCEPTANCE FOR THE STATE

DEC 05 2013

PEGGY HOLINGA KATONA
LAKE COUNTY ALIENATOR

28214

20.00

1REF

141019

NON CONF.
PO

{File: 00180029.DOC}



STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Johnnie Humphries and acknowledged the execution of the foregoing Warranty Deed. Signed and sealed this 24th day of October, 2013.

Melissa M. Murphy
Notary Public

My Commission Expires: 1/21/15
County of Residence: Cook / DuPage

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.

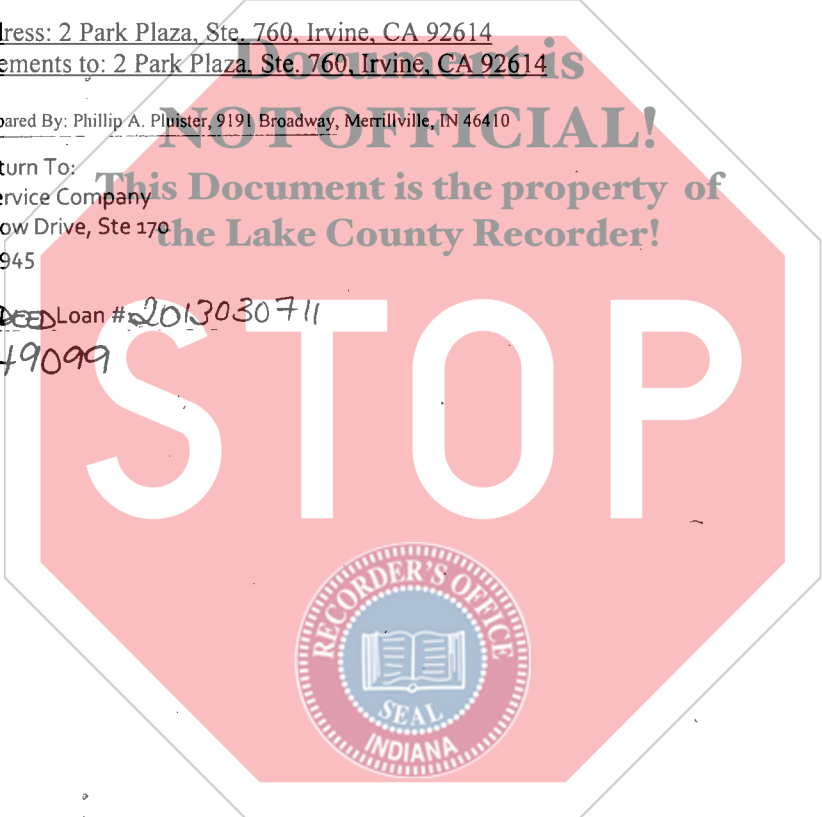
Phillip A. Pluister

Grantee's Address: 2 Park Plaza, Ste. 760, Irvine, CA 92614
Send Tax Statements to: 2 Park Plaza, Ste. 760, Irvine, CA 92614

This Instrument Prepared By: Phillip A. Pluister, 9191 Broadway, Merrillville, IN 46410

Record and Return To:
Corporation Service Company
100 Wood Hollow Drive, Ste 170
Novato, CA 94945
800-645-0683

ID: PP20072 Loan # 2013030711
REF 81249099



2013 OCT 24 10:52