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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 007041

2014 FEB -6 AM 8:42

MICHAEL B. BROWN
RECORDER

Instrument prepared by: <u>Crystal McPad</u> Visio Financial Services Inc 1905 Kramer Ave, #B700 Austin, TX 78758 (512) 334-1400 Loan # 1309104 By: <u>CM</u>	RETURN TO: 140016. NDS 2900 N Avinlan PK Rd B240-340 austin TX 78732	New property owner and Send tax statements to: <u>VFS</u> 1905 Kramer Ln Ste B 700 Austin, Tx 78758
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Parcel/Tax ID No: 49-09-29-452-006.000-018

SPECIAL/LIMITED WARRANTY DEED

THIS DEED, effective 11/07/2013, by and between Cynthia D Trevino, whose mailing address is 1656 Almond Street South West, Demotte, IN 46310, "Grantor", and Visio Financial Services Inc. whose mailing address is 1905 Kramer Lane, Suite B700, Austin, TX 78758, "Grantee"

WITNESSETH:

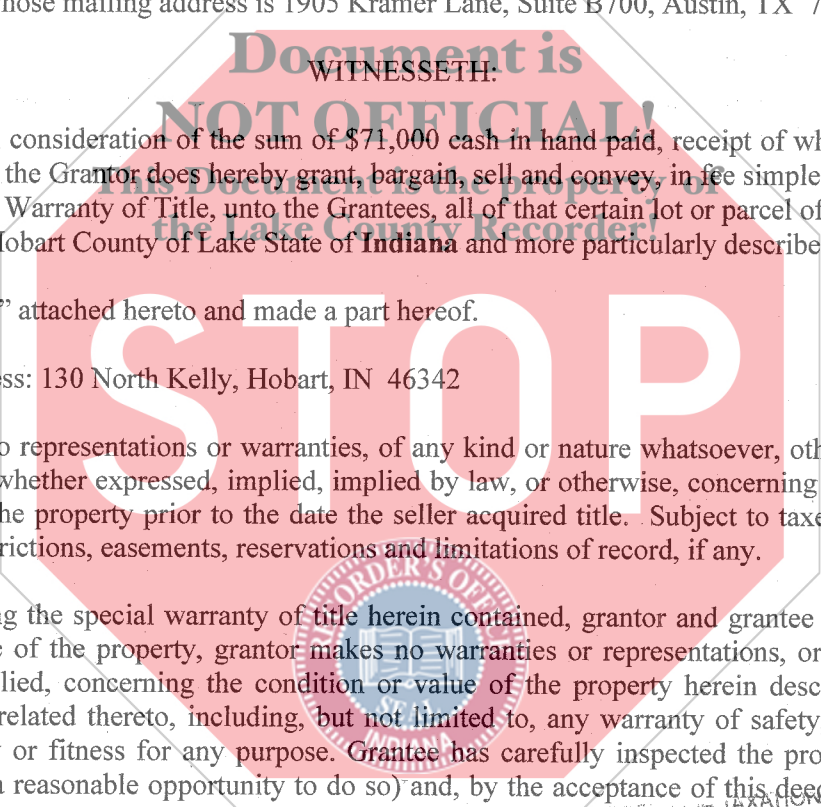
That for and in consideration of the sum of \$71,000 cash in hand paid, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special and/or Limited Warranty of Title, unto the Grantees, all of that certain lot or parcel of land situated in the City of Hobart County of Lake State of Indiana and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Property Address: 130 North Kelly, Hobart, IN 46342

Seller 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 seller acquired title. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Without limiting the special warranty of title herein contained, grantor and grantee agree that by the conveyance of the property, grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property herein described, or any improvements related thereto, including, but not limited to, any warranty of safety, habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property (or has been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the



FILED FOR TAXATION
FINAL ACCEPTANCE FOR TRANSFER

26638

FEB 04 2014

PEGGY HOLINGA KATONA
LAKE COUNTY RECORDER

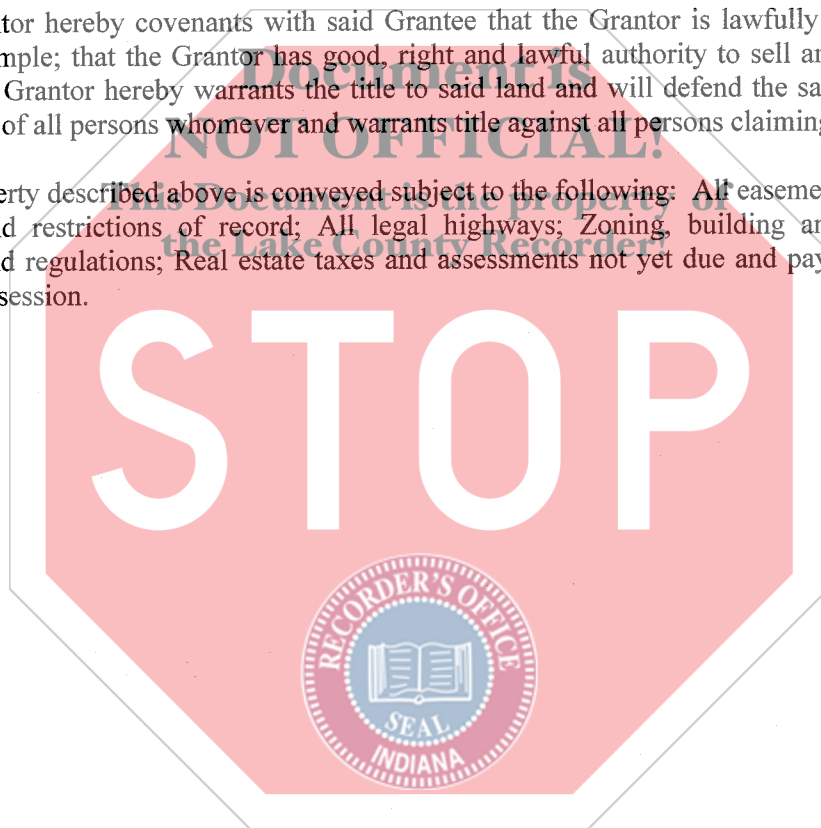
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been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the property "as is" and "where is", with all faults and in its present condition, including, but not limited to, any latent or patent faults or defects, whether above, on, or below ground, and further including all risk or danger (if any) related to electro-magnetic or high voltage fields, exposure to radon, and all other environmental conditions whatsoever. In no event shall grantor be liable to grantee, its successors or assigns in title, for any damages to property or persons, whether direct, indirect or consequential, or any loss of value or economic benefit whatsoever, related to any present or future condition of or affecting the property or improvements, except only as to those matters warranted in grantor's special warranty of title.

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 property use, benefit and behalf of the grantee forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever and warrants title against all persons claiming under me.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.



IN WITNESS WHEREOF, **Cynthia D Trevino** caused this instrument to be signed this 11/5/2013, but is effective 11/07/2013.

Buyer(s)

Cynthia D Trevino
Cynthia D Trevino

STATE OF INDIANA } S.S.

COUNTY OF Newton } S.S.

The foregoing instrument was acknowledged before me this November 5, 2013, by **Cynthia D Trevino**.

Notary Public

Marilyn K. Jones



MARILYN K. JONES
NOTARY PUBLIC, NEWTON COUNTY, IN
My Commission Expires: 10-21-20

My commission expires

10-21-20

I, Crystal W. McDalle, affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document unless required by law CMW

1309104

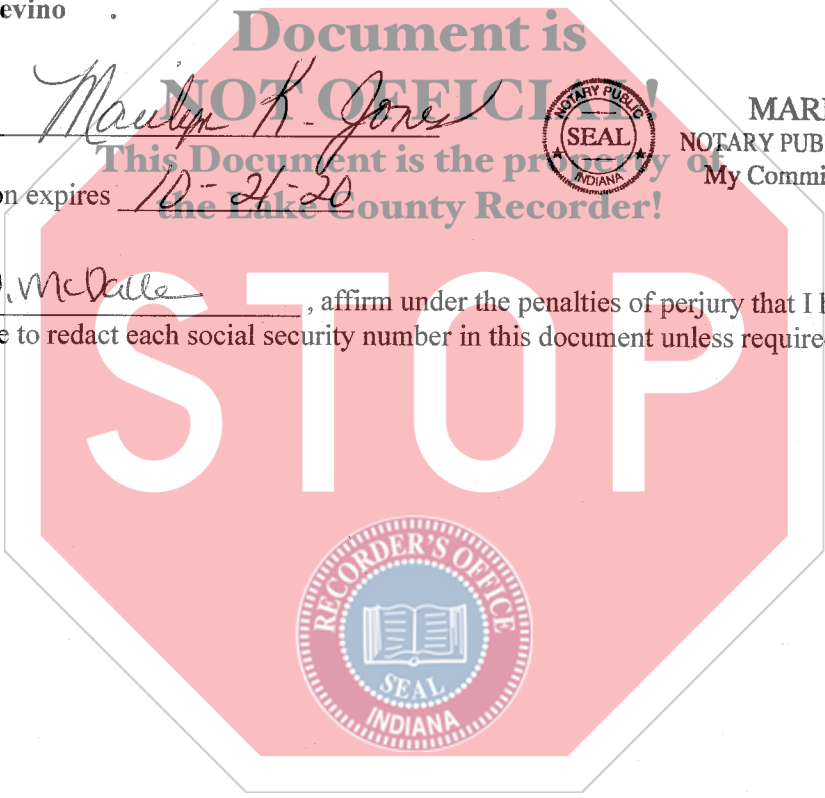


Exhibit 'A'
Legal Description

STREET ADDRESS: 130 North Kelly, Hobart, IN 46342

Parcel ID# 45-09-29-452-006.000-018 and 45-09-29-452-007.000-018

Parcel 1: The South 50 feet of the North 300 feet of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 36 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana.

Parcel 2: The South 50 feet of the North 350 feet of the East 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 36 North, Range 7 West of the 2nd Principal Meridian, in Lake County, Indiana.

