

3

Assumption Agreement

AGREEMENT made on this 13TH day FEBRUARY 2014
by and between FRANKLIN AMERICAN MORTGAGE COMPANY herein after
referred to as "Mortgagee", SCOTT D. PARKER AND TAYLOR R. WELTMEYER
hereinafter referred to as the "Mortgagor", SCOTT D. PARKER herein after referred to
as "Assuming Grantee".

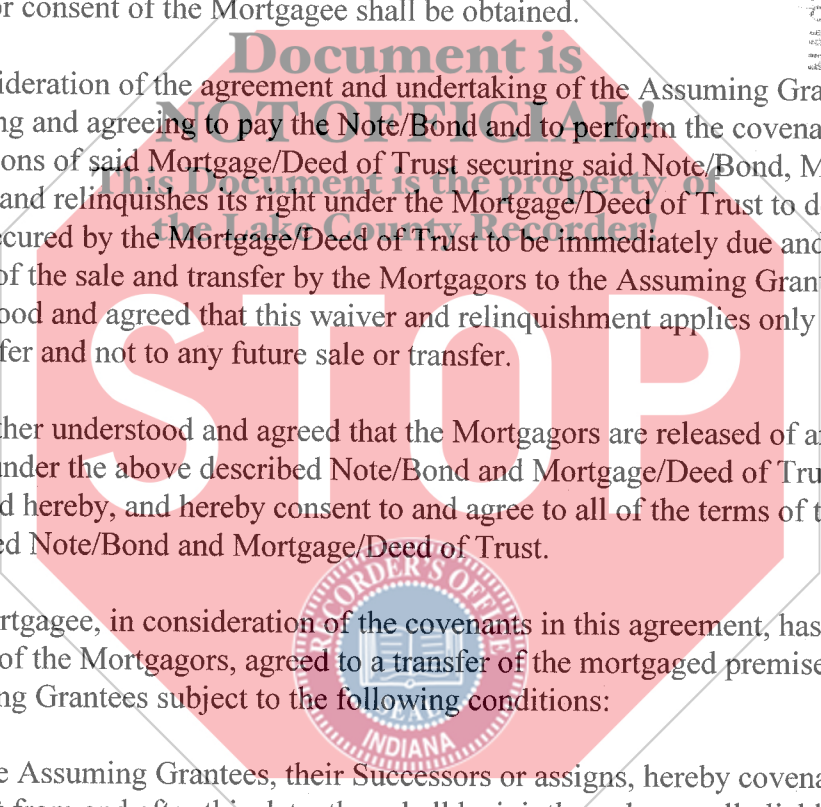
NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100

19417/Parker
4-0103/13

WITNESSETH:

1. Mortgagee is the holder of a Note/Bond and Mortgage/Deed of Trust made by the
Mortgagors dated 10/15/12 and recorded in the office of the T.A.R.F. County **RECORDER**
in Book at Page(s) _____ or as Instrument Number; *covering premises known as:
23528 HARRISON STREET, LOWELL, IN 46356 *2012072535
2. There is due on said Note/Bond and Mortgage/Deed of Trust as of the date 2014 FEB 20 AM 10:42
JANUARY 2014 hereof the sum \$111,526.57 together with interest from DECEMBER 2013
3. The said Mortgage/Deed of Trust provides that in the event of a sale or transfer of
the mortgaged premises the unpaid principal indebtedness shall become due unless
the prior consent of the Mortgagee shall be obtained.
4. In consideration of the agreement and undertaking of the Assuming Grantees
assuming and agreeing to pay the Note/Bond and to perform the covenants and
obligations of said Mortgage/Deed of Trust securing said Note/Bond, Mortgagee
waives and relinquishes its right under the Mortgage/Deed of Trust to declare all
sums secured by the Mortgage/Deed of Trust to be immediately due and payable by
reason of the sale and transfer by the Mortgagors to the Assuming Grantees, it being
understood and agreed that this waiver and relinquishment applies only to said sale
or transfer and not to any future sale or transfer.
5. It is further understood and agreed that the Mortgagors are released of any liability
in and under the above described Note/Bond and Mortgage/Deed of Trust, as
amended hereby, and hereby consent to and agree to all of the terms of the herein
described Note/Bond and Mortgage/Deed of Trust.
6. The Mortgagee, in consideration of the covenants in this agreement, has at the
request of the Mortgagors, agreed to a transfer of the mortgaged premises to the
Assuming Grantees subject to the following conditions:
 - A. The Assuming Grantees, their Successors or assigns, hereby covenant and agree
that from and after this date, they shall be jointly and severally liable for and bound
by each and all of the terms of the said Note/Bond and Mortgage/Deed of Trust in
the same manner and to the same extent as if they had executed said instruments in
the first instance.
 - B. All payments to the Mortgagee must be current at the time of transfer of title.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2014 FEB 20 AM 10:42
MICHAEL J. BROWN
RECORDER



ALL PARTIES TO THIS AGREEMENT specifically undertake and agree that nothing in
this agreement shall be understood or construed to amount to a satisfaction or release in
whole or in part of said Note/Bond or impair the right of sale provided for under the
terms of the Mortgage/Deed of Trust or other remedy provided by law for the foreclosure
of the Mortgage/Deed of Trust by action or otherwise.

IT IS UNDERSTOOD AND AGREED that all terms and conditions of the above mentioned
Note/Bond and Mortgage/Deed of Trust shall remain in full force and effect without change,
except as hereinafter otherwise specifically provided and that this agreement applies only to
this said sale of transfer.

AMOUNT \$ 17.
CASH _____ CHARGE _____
CHECK # 1693
OVERAGE _____
COPY _____
NON-COM 1 Ref
CLERK DP

IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day first above written.

Mortgagee: FRANKLIN AMERICAN MORTGAGE COMPANY

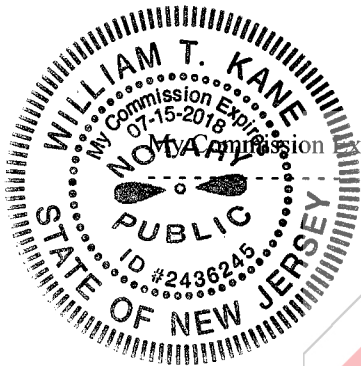
By: [Signature]
MARK KELBAUGH

Witness: [Signature]

State of New Jersey :

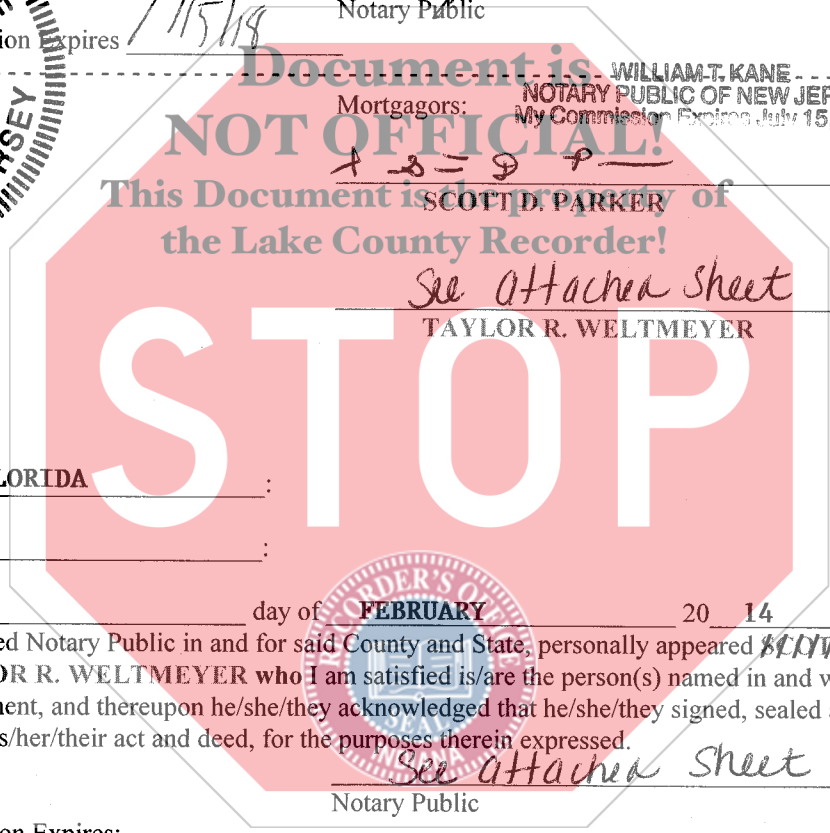
County of Mercer

On this 28th day of January 2014, before me, the Undersigned Notary Public in and for said County and State, personally appeared **MARK KELBAUGH** and, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within Instrument as Vice President and Assistant Secretary of the corporation that executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.



[Signature]
Notary Public

7/15/18



Mortgagors: WILLIAM T. KANE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 15, 2018

A - S - D - P

(SEE ATTACHED NOTARY PAGE)

SCOTT D. PARKER of the Lake County Recorder!

See attached sheet
TAYLOR R. WELTMEYER

State of FLORIDA :

County of :

On this day of FEBRUARY 20 14, before me, the undersigned Notary Public in and for said County and State, personally appeared **SCOTT D. PARKER AND TAYLOR R. WELTMEYER** who I am satisfied is/are the person(s) named in and who executed the within Instrument, and thereupon he/she/they acknowledged that he/she/they signed, sealed and delivered the same as his/her/their act and deed, for the purposes therein expressed.

See attached sheet
Notary Public

My Commission Expires:

Assuming Grantee:

S - D - P
SCOTT D. PARKER

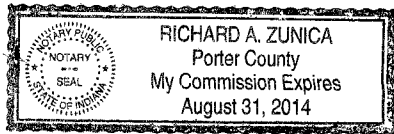
State of INDIANA :

County of LAKE :

On this 13th day of FEBRUARY 20 14, before me, the undersigned Notary Public in and for said County and State, personally appeared **SCOTT D. PARKER** who I am satisfied is/are the person(s) named in and who executed the within Instrument, and thereupon he/she/they acknowledged that he/she/they signed, sealed and delivered the same as his/her/their act and deed, for the purposes therein expressed.

[Signature]
Notary Public

My Commission Expires



IN WITNESS WHEREOF the parties hereto have executed this agreement as of the day first above written.

Mortgagee: FRANKLIN AMERICAN MORTGAGE COMPANY

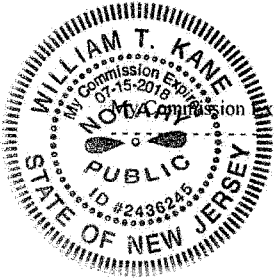
By: Mark Kelbaugh
MARK KELBAUGH

Witness: Mark Kelbaugh

State of New Jersey :

County of Mercer

On this 28th day of January 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared MARK KELBAUGH and, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed the within Instrument as Vice President and Assistant Secretary of the corporation that executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.



W. Kane
Notary Public

Mortgagors: WILLIAM T. KANE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 15, 2016

(SEE ATTACHED NOTARY PAGE)

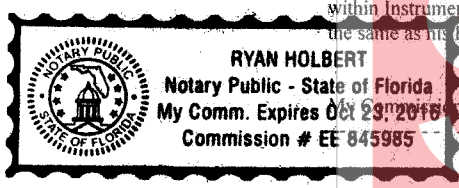
SCOTT D. PARKER

Taylor R. Weltmeyer
TAYLOR R. WELTMEYER

Document is NOT OFFICIAL!

State of FLORIDA
County of Palm Beach
This Document is the property of the Lake County Recorder!

On this 11th day of FEBRUARY 20 14, before me, the undersigned Notary Public in and for said County and State, personally appeared ~~SCOTT D. PARKER~~ AND TAYLOR R. WELTMEYER who I am satisfied is/are the person(s) named in and who executed the within Instrument, and thereupon he/she/they acknowledged that he/she/they signed, sealed and delivered the same as his/her/their act and deed, for the purposes therein expressed.



R. Holbert
Notary Public

Notary Public

Assuming Grantee:



See attached sheet
SCOTT D. PARKER

State of INDIANA

County of LAKE

On this 13th day of FEBRUARY 20 14, before me, the undersigned Notary Public in and for said County and State, personally appeared SCOTT D. PARKER who I am satisfied is/are the person(s) named in and who executed the within Instrument, and thereupon he/she/they acknowledged that he/she/they signed, sealed and delivered the same as his/her/their act and deed, for the purposes therein expressed.

See attached sheet
Notary Public

My Commission Expires _____

TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS PERMITTED BY LAW