

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 024587

2014 MAY -2 AM 9: 34

MICHAEL J. BROWN  
RECORDER

MAIL TAX STATEMENTS TO:  
Federal Home Loan Mortgage Corporation  
5000 Plano Parkway  
Carrolton, TX 75010

**WARRANTY DEED IN LIEU OF FORECLOSURE**

THIS INDENTURE WITNESSTH, That Derek C. Viehman and Heidi J. Viehman, ("GRANTORS") CONVEY AND WARRANT to Federal Home Loan Mortgage Corporation ("GRANTEE") for the sum of Ten Dollars (\$10.00) and other and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

Part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 34 North, Range 9 West of the Second P.M., in Lake County, Indiana described as follows: Commencing at a point 491.61 feet West of the Northeast corner of said section 21; thence West on the North line of said Section, 104.14 feet; thence South 00 degrees 04 minutes 00 seconds East a distance of 160 feet; thence East parallel to the North line of said Section 21 a distance of 127.0 feet; thence North 08 degrees 11 minutes 43 seconds West a distance of 161.63 feet, more or less to the point of beginning, excepting the North 20 feet thereof.

More commonly known as: 12510 Parrish Ave, Cedar Lake, IN 46303-9260

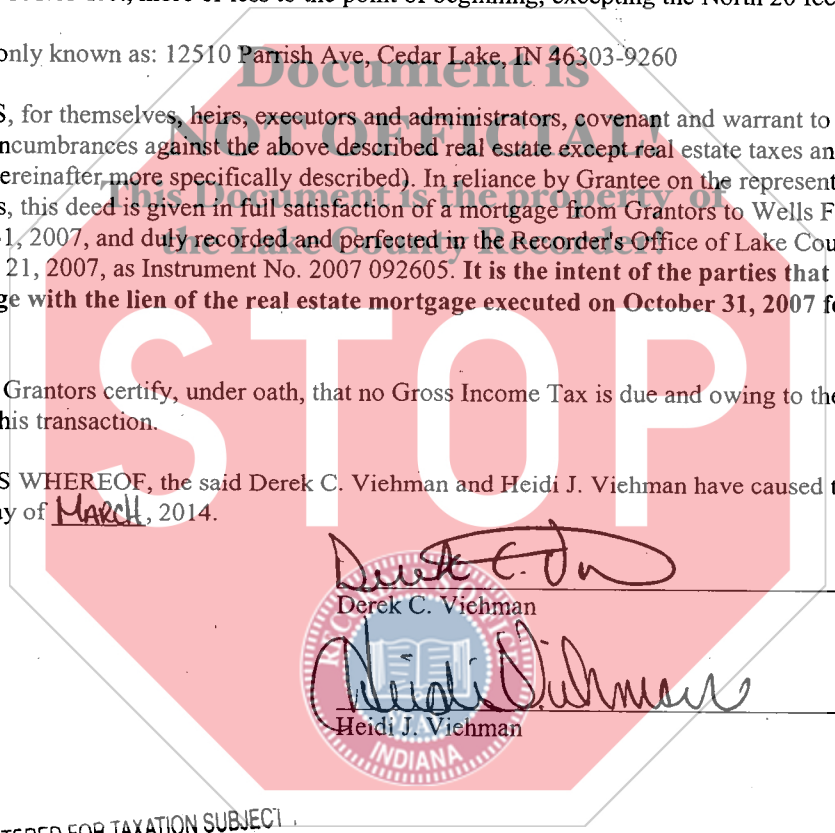
GRANTORS, for themselves, heirs, executors and administrators, covenant and warrant to Grantee that there are no liens or encumbrances against the above described real estate except real estate taxes and the mortgage in favor of Grantee (hereinafter more specifically described). In reliance by Grantee on the representations and warranties of Grantors, this deed is given in full satisfaction of a mortgage from Grantors to Wells Fargo Bank, N.A., dated October 31, 2007, and duly recorded and perfected in the Recorder's Office of Lake County, State of Indiana on November 21, 2007, as Instrument No. 2007 092605. **It is the intent of the parties that the fee granted herein shall not merge with the lien of the real estate mortgage executed on October 31, 2007 for the benefit of Grantee.**

And the said Grantors certify, under oath, that no Gross Income Tax is due and owing to the State of Indiana by reason of this transaction.

IN WITNESS WHEREOF, the said Derek C. Viehman and Heidi J. Viehman have caused this deed to be executed this 5<sup>th</sup> day of March, 2014.

*Derek C. Viehman*  
Derek C. Viehman

*Heidi J. Viehman*  
Heidi J. Viehman



JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 01 2014

012379

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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OK. 1146952  
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STATE OF IN )  
 ) SS.  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Derek C. Viehman and Heidi J. Viehman, who acknowledged the execution of the foregoing Warranty Deed in Lieu of Foreclosure, and who, having been sworn, stated that the representations therein contained are true and correct, to the best of their knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 5th day of March, 2014.



Valorie J. Tuft  
NOTARY PUBLIC  
Valorie J. Tuft  
(Typed or Printed)

My Commission Expires: 3-14-2018

My County of Residence: LAKE

Grantee's Address:  
Federal Home Loan Mortgage Corporation  
5000 Plano Parkway, Carrollton, TX 75010



This instrument was prepared by DANIEL S. TOMSON, Attorney at Law. 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.

Kristine M. Coulson  
Kristine M. Coulson, Felwell & Hannoy, P.C.