

2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 028395

2014 MAY 19 AM 8:45

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**  
(Parcel No. 45-07-26-453-026.000-006)

THIS INDENTURE WITNESSETH, That Lakeview Loan Servicing, LLC, a Delaware limited liability company ("Grantor"), CONVEYS AND WARRANTS to Joseph Tyler Sikma ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

Lot 17 in Dixon's Second Addition to the Town of Griffith, as per plat thereof, recorded in Plat Book 34, page 24, in the Office of the Recorder of Lake County, Indiana.

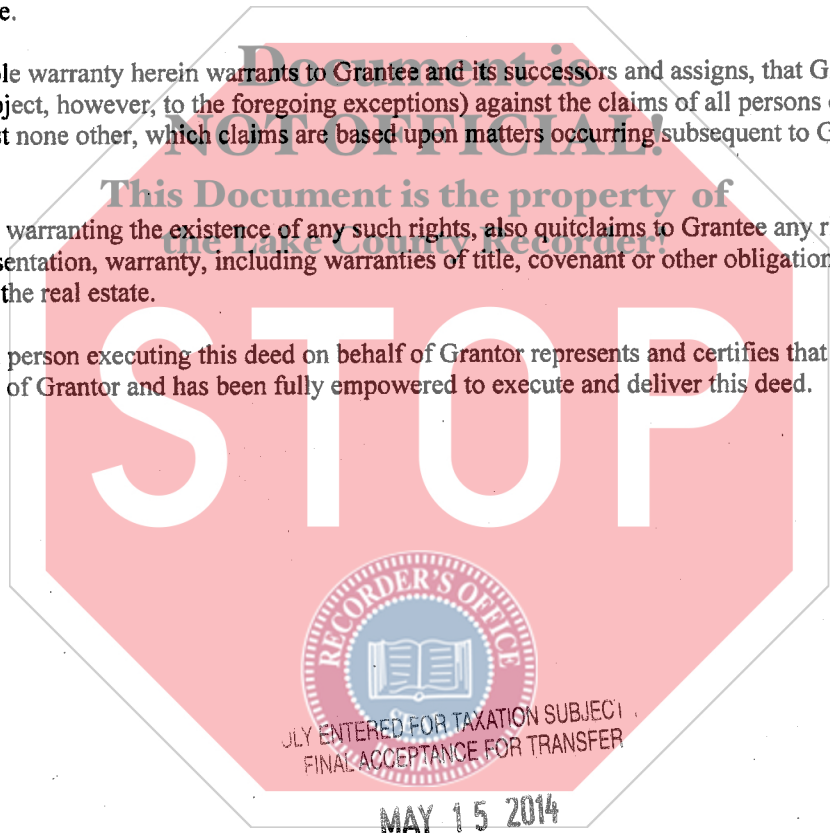
The address of such real estate is commonly known as 1032 North Dwiggins Avenue, Griffith, Indiana 46319.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the real estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming by, through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the real estate.

Grantor, without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the real estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly authorized representative of Grantor and has been fully empowered to execute and deliver this deed.



012638

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

18.00  
87463683  
E  
PP

