

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 028435

2014 MAY 19 AM 9:24

MICHAEL B. BROWN
RECORDER

RECORD AND REQUESTED BY:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. BMT-24756 - 2

Name & Address of Taxpayer:
JOSEPH LAMPMAN
605 ROOSEVELT ROAD
VALPARAISO, IN 46383

Tax ID No.: 45-09-28-304-001.000-018

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 8 day of May, 2014, by and between **BLUE MOUNTAIN HOMES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, of 707 ALDRIDGE ROAD, SUITE B, VACAVILLE, CA 95688 hereinafter referred to as Grantor(s) and **JOSEPH LAMPMAN, AN UNMARRIED MAN**, of 605 ROOSEVELT ROAD, VALPARAISO, IN 46383 hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in LAKE County, INDIANA:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 2013078859, Recorded: 10/23/2013

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

The warranties passing to the Grantee(s) hereunder are limited solely to those matters arising from acts of the Grantor(s), his/her/their/its agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 16 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

02014

28. /
cll. 72147
DN

Assessor's parcel No. 45-09-28-304-001.000-018

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 8 day of May, 20 14.

BLUE MOUNTAIN HOMES, LLC

BY [Signature]
NAME: Rick Revetria
TITLE: Authorized Signor

STATE OF CALIFORNIA
COUNTY OF Solano

On May 8, 2014, before me Michelle Panizza, a Notary Public, (insert name and title of the officer) personally appeared Rick Revetria, Authorized Signor, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

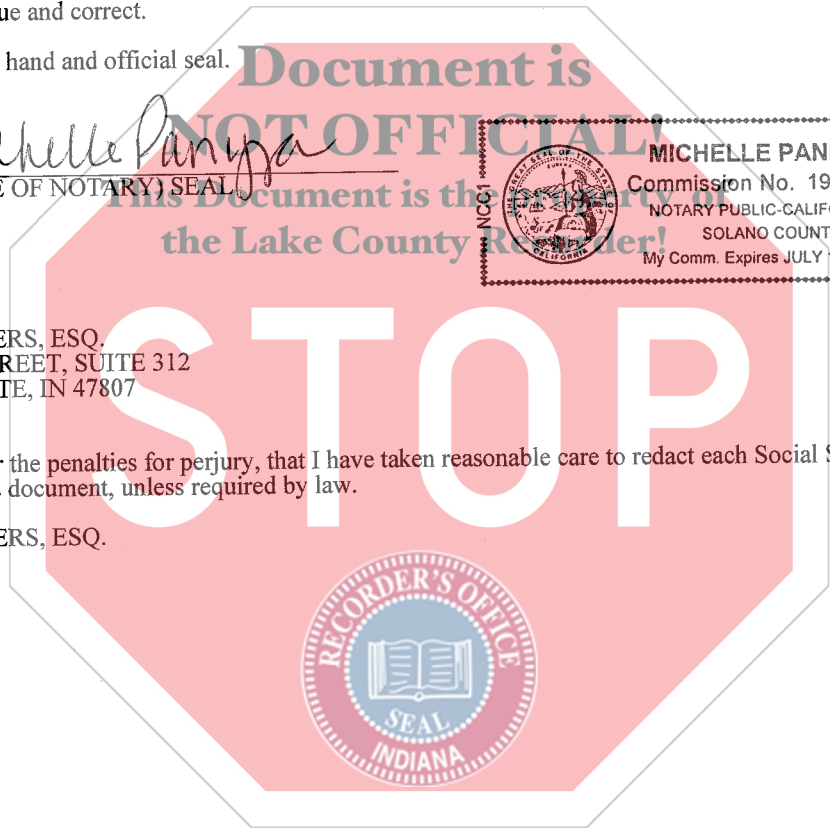
[Signature: Michelle Panizza]
(SIGNATURE OF NOTARY) SEAL



Prepared by:
PAUL JUNGERS, ESQ.
605 OHIO STREET, SUITE 312
TERRE HAUTE, IN 47807
866-333-3081

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.

PAUL JUNGERS, ESQ.



2014₂

**EXHIBIT A
LEGAL DESCRIPTION**

LOT NUMBER FORTY (40) IN PALM GARDENS UNIT NO. 2 IN THE CITY OF HOBART, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE 41, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID: 45-09-28-304-001.000-018

PROPERTY COMMONLY KNOWN AS: 241 BRANDT PLACE, HOBART, IN 46342

