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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 051154

2014 AUG 26 AM 10:32

MICHAEL B. BROWN  
RECORDER

MAIL TAX STATEMENTS TO:  
Selene  
9990 Richmond Avenue, Suite 400S  
Houston, TX 77042

**WARRANTY DEED IN LIEU OF FORECLOSURE**

THIS INDENTURE WITNESSTH, That Robert Tepper ("GRANTOR") CONVEYS AND WARRANTS to SRMOF II REO 2013-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee ("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:

That part of Lot 28 in The Woods of Weston Ridge Planned Unit Development, an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 94, page 82, lying Northerly of the following described line:

Commencing at the Northeast corner of Lot 28; thence South 0 degrees 34 minutes 5 seconds West, along the East line of Lot 28, 49.36 feet to the point of beginning of the Easterly extension of the center line of a common wall; thence North 89 degrees 48 minutes 4 seconds West, along said center line and the Easterly and Westerly extensions thereof, 124.22 feet to a point of termination on the Westerly line of said Lot 28, said point lying 51.75 feet (as measured along said Westerly line, being a curve having a radius of 435.00 feet) Southwesterly of the Northwest corner of said Lot 28.

More commonly known as: 10762 Knickerbocker Ct, Saint John, IN 46373-8859

GRANTOR, for self, 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 Grantor, this deed is given in full satisfaction of a mortgage from Grantor to Mortgage Electronic Registration Systems, Inc., as nominee for Centier Bank, Corporation, dated May 19, 2009, and duly recorded and perfected in the Recorder's Office of Lake County, State of Indiana on May 29, 2009, as Instrument No. 2009 035845. **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 May 19, 2009 for the benefit of Grantee.**

And the said Grantor certifies, 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 Robert Tepper has caused this deed to be executed this 12<sup>th</sup> day of June, 2014.

*Robert Tepper*  
Robert Tepper

E  
# 180K  
1154991  
EG

FILED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 21 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

014521

STATE OF Florida )  
 ) SS.  
COUNTY OF Monroe )

Before me, a Notary Public in and for said County and State, personally appeared Robert Tepper, 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 12<sup>th</sup> day of June, 2014.

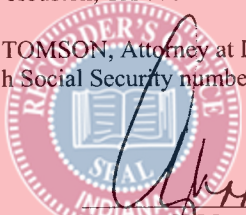


*Eileen Quinn*  
NOTARY PUBLIC  
*Eileen Quinn*  
(Typed or Printed)

My Commission Expires: 4/26/2018  
My County of Residence: Monroe, FL

Grantee's Address:  
SRMOF II REO 2013-1 Trust, U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee, 9990 Richmond Avenue, Suite 400S, Houston, TX 77042

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.



*[Signature]*  
Ayanna N Moore, Feiwell & Hannoy, P.C.