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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 083850

2014 DEC 30 PM 2:39

MICHAEL D. BROWN
RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **NEWBURY REO 2013, LLC a Delaware limited liability corporation**, hereinafter referred to as "Grantor," does hereby give, grant, bargain, sell and confirm unto **BRANDON M. MARTIN**, as sole owner, his personal representatives and assigns, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Lake**, State of Indiana, to-wit:

All that certain lot or parcel of land situate in the County of Lake, State of Indiana, and being more particularly described as follows:

Lot 43 in Block 16 in the Second Subdivision of East Gary, in the City of Lake Station, as per plat thereof, recorded in Plat Book 7, Page 25, in the Office of the Recorder of Lake County, Indiana.

Also,

The South 11 feet of Lot 44 in Block 16 in the Second Subdivision to East Gary, in the City of Lake Station, as per plat thereof, recorded in Plat Book 7, Page 25, in the Office of the Recorder of Lake County, Indiana.

The improvements thereon being known as 2696 Greene Street, Lake Station, IN 46405.

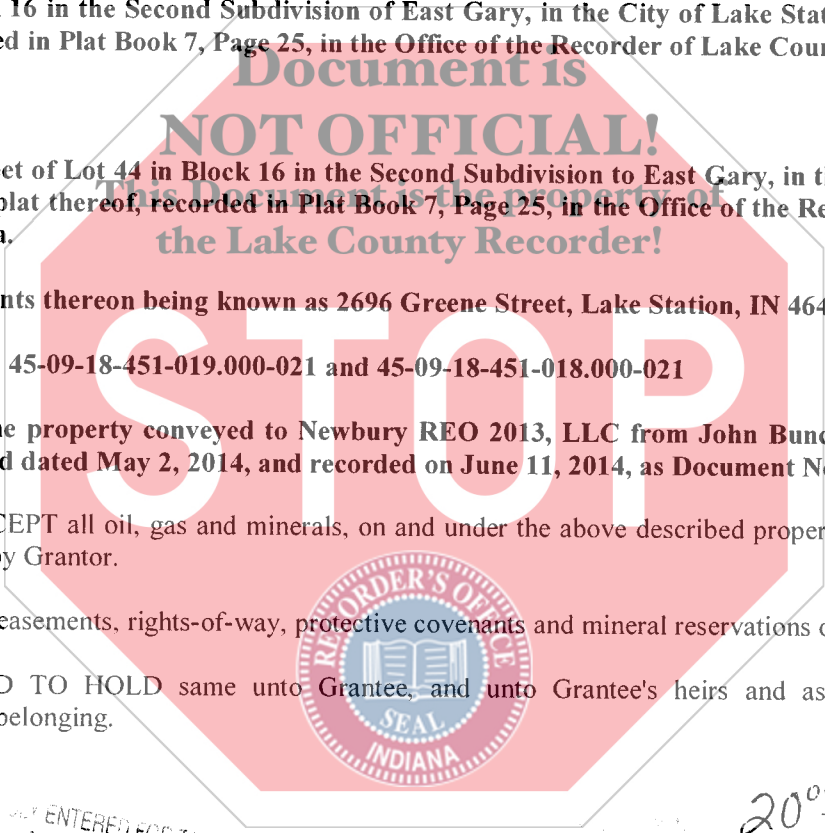
Parcel Number: 45-09-18-451-019.000-021 and 45-09-18-451-018.000-021

BEING the same property conveyed to Newbury REO 2013, LLC from John Buncich, as Sheriff, by Sheriff's Deed dated May 2, 2014, and recorded on June 11, 2014, as Document No. 2014033691.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.



ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 30 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

2000-

017392

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sp

GRANTOR does, for Grantor and Grantor's successors, personal representatives and assigns forever, hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TAXES for tax year 2014 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

And furthermore, the said Grantor does by these presents bind itself and its successors to warrant and defend the above granted and bargained premises to the said Grantee, his heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

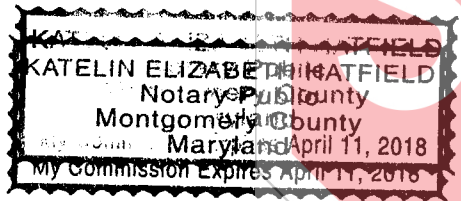
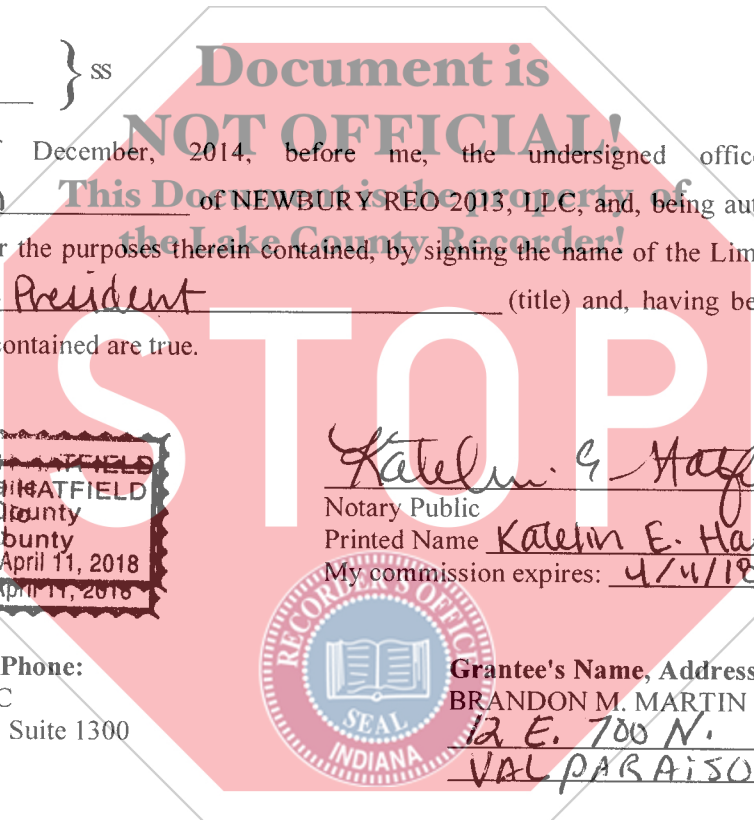
WITNESS Grantor's hand this 19th day of December, 2014.

NEWBURY REO 2013, LLC

By: [Signature] (SEAL)
Name: Steven Trowern
Its: Vice President

STATE OF MARYLAND }
COUNTY OF Montgomery } ss

On this 19th day of December, 2014, before me, the undersigned officer, personally appeared Steven Trowern of NEWBURY REO 2013, LLC, and, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself/herself as Vice President (title) and, having been duly sworn, stated that any representations therein contained are true.



Kateleen E. Hathfield
Notary Public
Printed Name Kateleen E. Hathfield
My commission expires: 4/11/18

Grantor's Name, Address, Phone:
NEWBURY REO 2013, LLC
7500 Old Georgetown Road, Suite 1300
Bethesda, MD 20814



Grantee's Name, Address, Phone:
BRANDON M. MARTIN
12 E. 700 N.
VAL PARADISO, IN 46383


SEND TAX STATEMENTS TO THE GRANTEE.

This instrument was prepared by Christy Yeager, an employee of All Star Title, Inc.

Return to
All Star Title, Inc.
6225 Smith Avenue
Suite 202
Baltimore, MD 21209

File # AST-14-10689
Parcel I.D # 45-09-18-451-018.000-021 &
45-09-18-451-019.000-021

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.


Printed Name Christy Yeager

