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2014 083901

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 DEC 30 PM 2: 58

MICHAEL B. BROWN
RECORDER

Fidelity National
Title Company LLC

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That Kondaur Capital Corporation, as separate trustee of the Matawin Ventures Trust Series 2013-3 ("Grantor") **Conveys and Specially Warrants** to Donna L. Capps, ("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 in Lake County, State of Indiana:

LOT 259 IN LINCOLN GARDENS EIGHTH SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 73, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel ID: 45-12-17-352-011.000-030

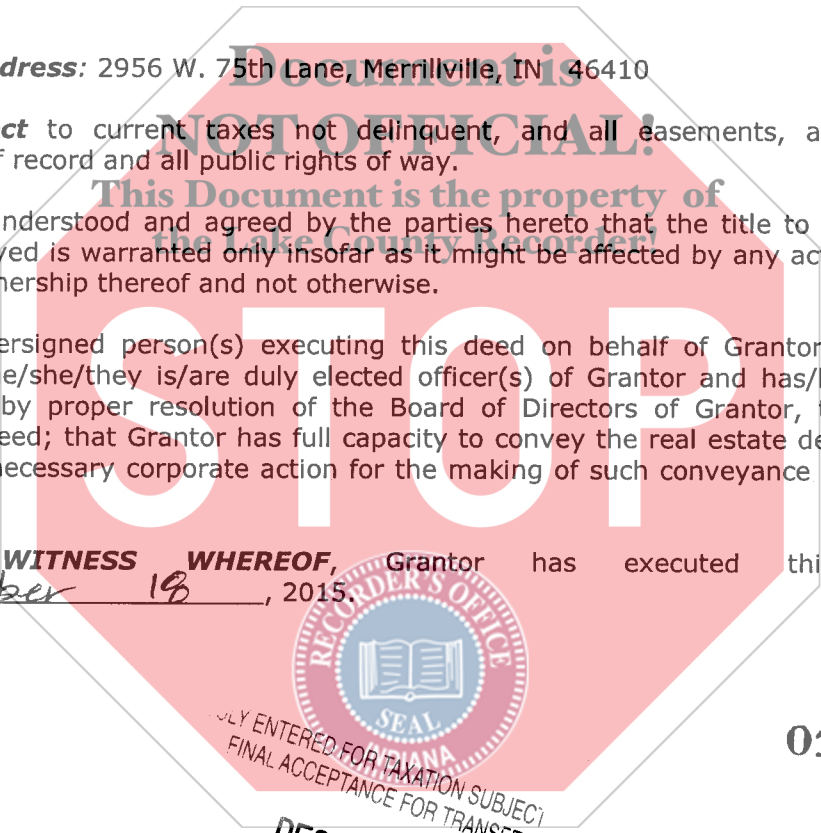
Property Address: 2956 W. 75th Lane, Merrillville, IN 46410

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly elected officer(s) of Grantor and has/have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed on December 18, 2015.



FILED FOR RECORD
FINAL ACCEPTANCE FOR TRANSFER

017471

DEC 30 2014

**PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR**

F \$18.00
M-E

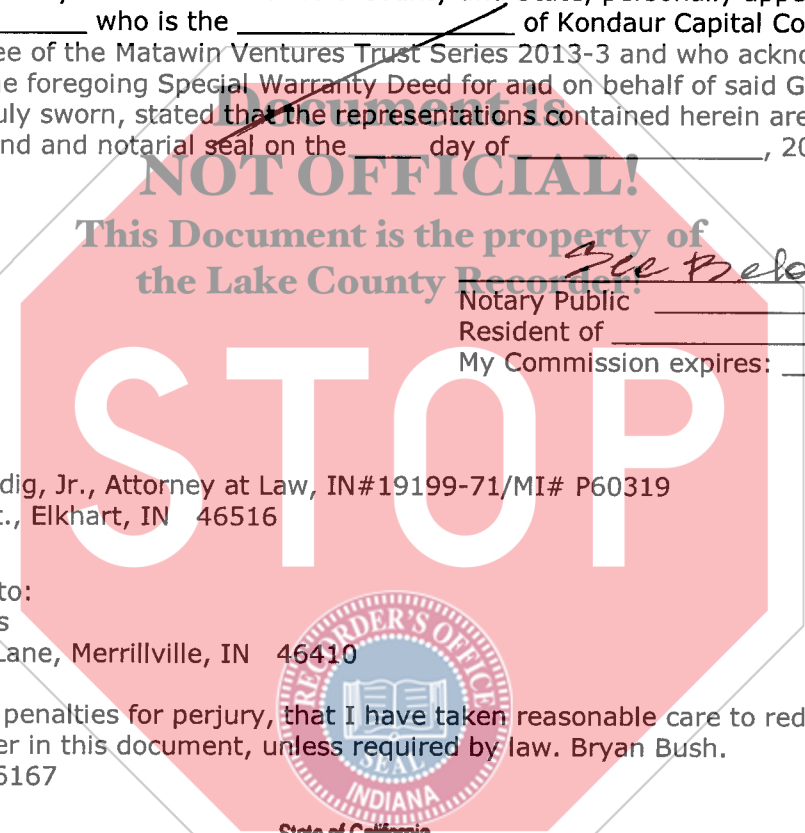
#1820204765

Kondaur Capital Corporation, as separate trustee of the Matawin Ventures Trust Series 2013-3

By [Signature]
Its Jeff Serafini, Liquidation Specialist

STATE OF _____)
COUNTY OF _____) SS.

Before me, a Notary Public in and for said County and State, personally appeared _____ who is the _____ of Kondaur Capital Corporation, as separate trustee of the Matawin Ventures Trust Series 2013-3 and who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations contained herein are true. Witness my hand and notarial seal on the _____ day of _____, 2014.



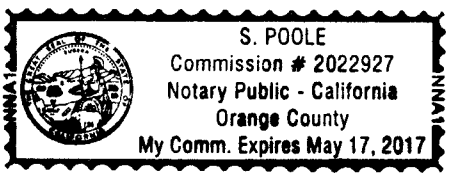
[Signature]
Notary Public _____
Resident of _____ County
My Commission expires: _____

Prepared by:
Edward W. Hardig, Jr., Attorney at Law, IN#19199-71/MI# P60319
401 W. High St., Elkhart, IN 46516

Send Tax Bills to:
Donna L. Capps
2956 W. 75th Lane, Merrillville, IN 46410

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Bryan Bush.
File No. 511406167

State of California
County of Orange
On 12/18/2014 before me S. Poole, Notary Public,
personally appeared Jeff Serafini - Liquidation Specialist
who proved to me on the basis of satisfactory evidence to be the person(s) Specialist
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]
S. Poole