

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 APR 10 AM 8:38

MICHAEL B. BROWN  
RECORDER

2015 021032

3  
RMSC-IN-84694

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, that QUEEN'S PARK OVAL ASSET HOLDING TRUST, a Delaware Statutory Trust (herein, "Grantor"), whose address is 5016 Parkway Plaza Blvd., Suite 200, Charlotte, NC 28217, conveys and specially warrants to JESSICA A. MODGLIN, an unmarried woman, and AUSTIN M. MARKLE, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 530 Hill Court, Crown Point, IN 46307, for and in consideration of the sum of One Hundred Eighty-eight Thousand and No/100 Dollars (\$188,000.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:

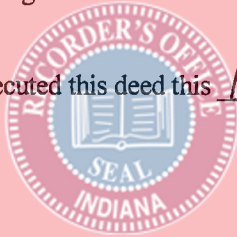
SEE EXHIBIT A ATTACHED HERETO.

Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

Property Address: 530 Hill Court, Crown Point, IN 46307  
Parcel Number: 45-16-05-151-004.000-042

AND the Grantor does hereby bind the Grantor, the Grantor's heirs, successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Grantee, the Grantee's heirs, successors and assigns, against the Grantor and the Grantor's heirs, successors and assigns and against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

IN WITNESS WHEREOF, Grantor has executed this deed this 16 day of February, 2015.



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

APR 09 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

20324

AMOUNT \$ 20-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 173777  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK RM

E

**GRANTOR:**

Queen's Park Oval Asset Holding Trust, a  
Delaware Statutory Trust By:  
Roundpoint Mortgage Servicing  
Corporation as Attorney-in-Fact

By: [Signature]  
Printed Name: Jason Hawk  
Title: Att of Rec

STATE OF North Carolina  
COUNTY OF Mecklenburg

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jason Hawk as Att of Rec of Roundpoint Mortgage Servicing Corporation as Attorney-in-Fact for Queen's Park Oval Asset Holding Trust, a Delaware Statutory Trust and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 16 day of February, 2015.

[Affix Notary Seal]

Notary Signature: \_\_\_\_\_

Printed name: Nicole M Lepage

My commission expires: 3/6/2016



**When Recorded Return To:**

JESSICA A. MODGLIN  
AUSTIN M. MARKLE  
530 HILL COURT  
CROWN POINT, IN 46307

**Send Subsequent Tax Bills To:**

JESSICA A. MODGLIN  
AUSTIN M. MARKLE  
530 HILL COURT  
CROWN POINT, IN 46307

**This Instrument Prepared By:**

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

This instrument was prepared by Steven A. Williams, Esq. 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 (Steven A. Williams, Esq.).

**EXHIBIT A**

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Lake, STATE OF Indiana, AND IS DESCRIBED AS FOLLOWS:

LOT 25 IN NORTHGATE UNIT 2 AN ADDITION TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 50 PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID: 45-16-05-151-004.000-042

**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder!  
Commonly known as 530 Hill Court Crown Point IN 46307

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

