

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 024677

2015 APR 24 AM 9:01

MICHAEL B. BROW  
RECORDER

MAIL TAX STATEMENTS TO:  
U.S. Department of Housing and Urban Development  
Michaelson, Conner, and Boul  
4400 Will Rogers Parkway, Suite 300  
Oklahoma City, OK 73108

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Wedding-083621F01/WFF

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That Wells Fargo Bank, N.A., hereinafter referred to as "Grantor", for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to the Secretary of Housing and Urban Development, his Successors and Assigns, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF LINCOLN HIGHWAY AND THE EAST BOUNDARY LINE OF ST. JOHN TOWNSHIP; THENCE NORTH 836.48 FEET; THENCE EAST PARALLEL TO LINCOLN HIGHWAY 95 FEET; THENCE SOUTH PARALLEL TO THE EAST BOUNDARY LINE OF ST. JOHN TOWNSHIP 357.73 FEET; THENCE WEST PARALLEL TO LINCOLN HIGHWAY 75 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF ST. JOHN TOWNSHIP 478.75 FEET TO THE CENTERLINE OF LINCOLN HIGHWAY; THENCE WEST ON SAID CENTERLINE 20 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

More commonly known as 4630 W 72nd Ave, Merrillville, IN 46410-4290  
Parcel No. 45-12-18-151-001.000-030

Subject to assessed but unpaid taxes, not yet delinquent, and subject also to easements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, his successors and assigns, forever.

And the said Grantor does for itself its successors and assigns, covenant with the said Grantee, its successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantors, except current taxes and assessments due and payable and not yet delinquent, and easements and restrictions of record, and that the said Grantors will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantors, except as stated above.

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. The undersigned person executing this Deed on behalf of said Grantor

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: 

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

APR 28 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

18. -  
OK. 1173211  
PN

01764

represents and certifies that he/she has been fully empowered, by proper Resolution of the Board of Directors of said Grantor, to execute and deliver this Deed pursuant to the Power of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that the Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said Wells Fargo Bank, N.A. has caused this deed to be executed this 19<sup>th</sup> day of December, 2014.

Wells Fargo Bank, N.A.

BY: [Signature]  
BY: ROSE K. KLEINDL of Feiwell & Hannoy, P.C.,  
Attorneys In fact for Wells Fargo Bank, NA under POA  
recorded July 2, 2013 as Instrument No. 2013 048262

STATE OF Indiana  
COUNTY OF Marion

**STOP**  
This Document is the property of  
the Lake County Recorder!

Before me, a Notary Public in and for said County and State, personally appeared ROSE K. KLEINDL, as Attorney in Fact for Wells Fargo Bank, NA and acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said corporation, and who, having been duly 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 19<sup>th</sup> day of December, 2014.

Neele M. Gregory  
Notary Public

My Commission Expires: 2/17/19  
My County of Residence: Marion



Grantee's Address:  
U.S. Department of Housing and Urban Development  
Michaelson, Conner, and Boul  
4400 Will Rogers Parkway, Suite 300  
Oklahoma City, OK 73108

This instrument prepared by ROSE K. KLEINDL, 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.

By: Kristine M. Coulson Feiwell & Hannoy, P.C.

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