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2015 028484

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 MAY 12 PM 1:15

MICHAEL B. STY
RECORDER

When Recorded Return (top 1.5 inches reserved for recording data) 79867541

Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

SPECIAL WARRANTY DEED
(Indiana)

April 17, 2015 @

THIS INDENTURE WITNESSETH, that **WELLS FARGO BANK, N.A.**
SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A., duly organized and
existing under and by virtue of the laws of the United States, ("Grantor"), does hereby
CONVEY AND SPECIALLY WARRANT to **TOMEL JAMES, A SINGLE PERSON**
of **2949 W 9TH PL, GARY, IN, 46404** in the State of Indiana, for and in consideration
of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which
is hereby acknowledged, the following described real estate in **LAKE** County, in the
State of **INDIANA**, to wit:

**LOTS NO. THIRTY-EIGHT (38), THIRTY-NINE (39), AND FORTY (40), IN
BLOCK NO. ONE (1), AS MARKED AND LAID DOWN ON THE RECORDED
PLAT OF HUSAK'S ADDITION TO TOLLESTON IN THE CITY OF GARY,
LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT
BOOK 11, PAGE 2, IN THE RECORDER'S OFFICE OF LAKE COUNTY,
INDIANA.**

APN #: 45-08-08-104-012-000-004 & 45-08-08-104-013-000-004 @
PROPERTY ADDRESS: 2743 W. 9TH PL, GARY, IN 46404

SUBJECT TO all current real estate taxes and assessments and all subsequent taxes and
assessment.

SUBJECT TO all easements, covenants, conditions, and restrictions of record.

TO HAVE AND TO HOLD the real estate above unto Grantee(s), heirs, successors and
assigns to **WARRANT** and **FOREVER DEFEND** all and singular the real estate unto
Grantee(s), heirs, successors and assigns, against every person whomsoever lawfully
claiming or to claim the same or any part thereof, by through or under Grantor, but not
otherwise.

Return to: FINANCIAL Dimensions Inc
1400 LEBANON Church Rd

→ Pittsburgh, PA 15236-9908 E

20
#0022002538

JOHN E. PETALAS
LAKE COUNTY RECORDER

220-IN-V3

02029

MAY 12 2015

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

The undersigned persons executing this deed represent and certify on behalf of Grantor that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that Grantor is in good standing under the laws of the United States and, where required, in the State where the subject real estate is situate; that the Grantor has full capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 4.17.15



WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.

T. Stone

By:

TAMARA A STONE
Vice President Loan Documentation

Its:

State of Iowa

County Dallas

On this 17 day of April, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Tamara A Stone, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLD (title) of said **WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WACHOVIA BANK, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Tamara A Stone acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Susan I Brown

(Signature)

(Stamp or Seal)

Notary Public

Prepared by:
Heather Spitz, Change Of Title, Inc.
160 S. Old Springs Rd., Ste. 260
Anaheim Hills, CA 92808



SUSAN I BROWN
Commission Number 735889
My Commission Expires
August 4, 2017

~~Return to
Stewart Title
6010 Angus Drive
Coppell, TX 75019~~

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.

Lataya Carraway
Lataya Carraway, Post Closing

Exhibit A

7. Legal Description of Parcel A:

LOTS NO. THIRTY-EIGHT (38), THIRTY-NINE (39), AND FORTY (40), IN BLOCK NO. ONE (1), AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF HUSAK'S ADDITION TO TOLLESTON IN THE CITY OF GARY, LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 11, PAGE 2, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

