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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 032638

2015 MAY 28 AM 11:51

MICHAEL B. BROWN  
RECORDER

Instrument prepared by: Lisa Houston Visio Financial Services Inc. (Asset No: 31308109) 1905 Kramer Lane #B700 Austin, TX 78758 (512) 334-1400 By: <i>[Signature]</i>	RETURN TO:  <i>same →</i>	Grantee - New property owner and Send tax statements to:  Paul DelRio and Jennifer DelRio 242 S. 400 West Laporte, IN 46350
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DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Parcel/Tax ID No: 45-07-09-257-020-000-023

**SPECIAL/LIMITED WARRANTY DEED**

Document is **NOT OFFICIAL!**  
MAY 26 2015  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

THIS DEED, made this May 14, 2015, by Visio Financial Services Inc., a Delaware Corporation fka Visio Financial Services, LLC, a Texas limited liability company, whose mailing address is 1905 Kramer Lane, Suite B700, Austin, TX 78758, Grantor, who conveys unto Paul DelRio and Jennifer DelRio, whose mailing address is 242 S. 400 West, Laporte, IN 46350, Grantee; *Husband and wife*

WITNESSETH: That for and in consideration of the sum of Twenty-Four Thousand and 00/100 (\$24,000.00) Dollars cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special and/or Limited Warranty of Title, unto the Grantee, the following described lots, tracts or parcels of land in Lake County, IN:

Property Address: 6844 Arizona Avenue, Hammond, IN 46323

Legal Description:

THE NORTH 1/2 OF LOT 8 IN BLOCK 3 IN HARTMAN'S GARDENS ADDITION TO HESSVILLE IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 22 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Source of Title Deed Instrument # \_\_\_\_\_ Book \_\_\_\_\_, Page \_\_\_\_\_

④

HOLD FOR MERIDIAN TITLE CORP

012388

15-16608

# 20<sup>00</sup>  
MT  
SP

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title. This transfer is made but warrants title only insofar as the acts of the Grantor. Subject to taxes, covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Without limiting the special warranty of title herein contained, grantor and grantee agree that by the conveyance of the property, grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property herein described, or any improvements related thereto, including, but not limited to, any warranty of safety, habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property (or has been afforded a reasonable opportunity to do so) and, by the acceptance of this deed, accepts the property "as is" and "where is", with all faults and in its present condition, including, but not limited to, any latent or patent faults or defects, whether above, on, or below ground, and further including all risk or danger (if any) related to electro-magnetic or high voltage fields, exposure to radon, and all other environmental conditions whatsoever. In no event shall grantor be liable to grantee, its successors or assigns in title, for any damages to property or persons, whether direct, indirect or consequential, or any loss of value or economic benefit whatsoever, related to any present or future condition of or affecting the property or improvements, except only as to those matters warranted in grantor's special warranty of title.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only property use, benefit and behalf of the grantee forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good, right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomever and warrants title against all persons claiming under me.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Right of tenants in possession.



IN WITNESS WHEREOF, Visio Financial Services Inc., a Delaware Corporation fka Visio Financial Services, LLC, a Texas limited liability company through its duly authorized officer caused this instrument to be signed this May 14, 2015.

Sachyn Duran  
Witness: Sachyn Duran

Kim Oelze  
Witness: Kim Oelze

Visio Financial Services Inc., a Delaware Corporation fka Visio Financial Services, LLC, a Texas limited liability company  
By: Visio Limited, as its sole shareholder

By: Lisa Houston  
Name: Lisa Houston  
Title: Its Closing Specialist

STATE OF TEXAS;  
TRAVIS COUNTY:

On this 14 day of May, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Lisa Houston, as Closing Specialist of Visio Limited, as sole shareholder of Visio Financial Services Inc., a Delaware Corporation fka Visio Financial Services, LLC, a Texas limited liability company, who is/are known to me to be the person(s) who executed the within Affidavit and acknowledged and sworn to me that they executed the same for the purposes therein stated, with authority and as a free act and deed. In witness whereof, I have hereunto set my hand and affixed my seal the day and year above written.

Crystal W. McDade  
Notary Public: Crystal W. McDade  
My commission expires: 12/01/2015

**CRYSTAL W MCDADE**  
Notary Public, State of Texas  
My Commission Expires  
December 01, 2015

Tax Parcel No. 45-07-09-257-020.000-023 Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

I, Lisa Houston, affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document unless required by law.

For tax year 2012 and after, send tax statements to Grantee at: 242 S. 400 West, Laporte, IN 46350

