

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 032924

2015 MAY 29 AM 10:32

MICHAEL D. SIKOWSKI  
RECORDER

R#1114728

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, that THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2004-5 (herein, "Grantor"), whose address is 7360 S Kyrene Road, Tempe, AZ 85283, conveys and specially warrants to RICKY MOREHOUSE, SR (herein, "Grantee"), whose address is 122 N. Fremont Lowell IN 46356, for and in consideration of the sum of Twenty-Seven Thousand Five Hundred and No/100 Dollars (\$27,500.00), 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: 122 N Fremont Street, Lowell, IN 46356  
Parcel Number: 45-19-23-453-010-000-008

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 8 day of May, 2015.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAY 28 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



122 N Fremont Street, Lowell, IN 46356

012462

\$22.00  
E M-E  
#5 8693

GRANTOR:

THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK,  
TRUSTEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF CWABS,  
INC., ASSET-BACKEKD CERTIFICATES  
SERIES 2004-5 BY GREEN TREE  
SERVICING LLC AS ATTORNEY IN FACT

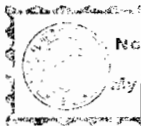
By: [Signature]  
Printed Name: Jennifer Mckeown  
Title: AVP

STATE OF Arizona  
COUNTY OF Maricopa

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jennifer Mckeown, as AVP of GREEN TREE SERVICING LLC AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKEKD CERTIFICATES SERIES 2004-5 and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 6 day of May, 2015.

[Affix Notary Seal]



**Document is NOT OFFICIAL!**  
Notary Signature: [Signature]  
Printed name: Cole Walker  
My commission expires: 2-05-2017  
**This Document is the property of the Lake County Recorder!**

When Recorded Return To:

DAN JOHNSON  
TIMIOS, INC.  
3716 CORSA AVENUE, #102  
WESTLAKE VILLAGE, CA  
91362

Send Subsequent Tax Bills To:

RICKY MOREHOUSE, SR  
122 N. Fremont St,  
Lowell IN 46356

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 FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

THE SOUTHWEST QUARTER OF LOT 21, CLARK'S ADDITION TO THE TOWN OF LOWELL, AS SHOWN IN MISCELLANEOUS RECORD "A", PAGE 413, IN LAKE COUNTY, INDIANA; AND ALSO THAT PART OF SAID LOT 21 COMMENCING AT A POINT 1 ROD NORTH AND 5 RODS EAST FROM THE SOUTHWEST CORNER OF LOT 21, OF CLARK'S ADDITION TO THE TOWN OF LOWELL, AS SHOWN ON PLAT OF SAID TOWN;

THENCE NORTH 6 RODS;

THENCE EASTERLY 5 RODS;

THENCE SOUTH 95 1/2 FEET;

THENCE WEST 5 RODS TO THE PLACE OF BEGINNING.

ALSO

PART OF LOT 21 IN CLARK'S ADDITION TO THE TOWN OF LOWELL AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A", PAGE 413, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND DESCRIBED IN A LEGAL SURVEY DATED AUGUST 2, 1929 RECORDED IN LEGAL SURVEY BOOK 4, PAGE 136 AND BOOK 7, PAGE 7, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21, THENCE NORTH ALONG THE WEST LINE OF SAID LOT BY AN INTERIOR ANGLE OF 87 DEGREES 54 MINUTES A DISTANCE OF 127.2 FEET TO THE SOUTH EDGE OF AN OLD FENCE AS SHOWN ON SAID LEGAL SURVEY,

THENCE EASTERLY ALONG SAID SOUTH EDGE OF THE OLD FENCE BY AN INTERIOR ANGLE OF 88 DEGREES 46 MINUTES A DISTANCE OF 164.93 FEET TO THE EAST LINE OF SAID LOT 21;

THENCE SOUTH ALONG SAID LAST LINE A DISTANCE OF 101.1 FEET TO A POINT ONE ROD NORTH OF THE SOUTHWEST CORNER OF SAID LOT 21;

15-66045 (jml)



**EXHIBIT A**  
(continued)

THENCE WEST BY AN INTERIOR ANGLE OF 92 DEGREES 06 MINUTES A DISTANCE OF 5 RODS TO A POINT,

THENCE SOUTH ONE ROD TO THE SOUTH LINE OF SAID LOT 21,

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT, 5 RODS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES SERIES 2004-5 BY DEED FROM JOHN BUNCICH, SHERIFF OF LAKE COUNTY, STATE OF INDIANA RECORDED 11/21/2014 IN DEED BOOK 2014 PAGE 074374, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

*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.*

