

3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 059998

2015 SEP -3 AM 9:26

MICHAEL B. BROWN  
RECORDER

Return to and mail tax statements to Grantee at:  
Ami F. Walters  
1236 Perthshire Lane  
Dyer, IN 46311  
File Number: AUC-438073-REO

After recording return to:  
Linear Title & Closing  
127 John Clarke Road, 1st Floor  
Middletown, RI 02842



Property Tax ID#: 45-13-05-183-016.000-018

**SPECIAL WARRANTYDEED**

This indenture made on this 29 day of July, 2015 witnesseth that **WELLS FARGO BANK, N.A.**, whose address is 3476 Stateview Blvd, Fort Mill, SC 29715, convey and warrant to **AMI F. WALTERS**, whose address is 1236 Perthshire Lane, Dyer, IN 46311, for and in consideration of **\$93,500.00** and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

PROPERTY ADDRESS: 726 East 14th Street, Hobart, IN 46342

Subject to all easements and rights of way of record, if any.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

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, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-11-2-174. It has not been used as a landfill or dump, contains no underground has storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-25-3-1 et seq. is required.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*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.*

  
Signature

Elizabeth Diane Barstow  
Printed Name



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

SEP 02 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

1

014950

\$ 20  
CK#  
115888  
E

In witness whereof, Grantor has executed this deed this 29 day of July, 2015

WELLS FARGO BANK, N.A.

By Chad M. Kuhl

Print Name: CHAD M. KUHL

Title: Vice President Loan Documentation

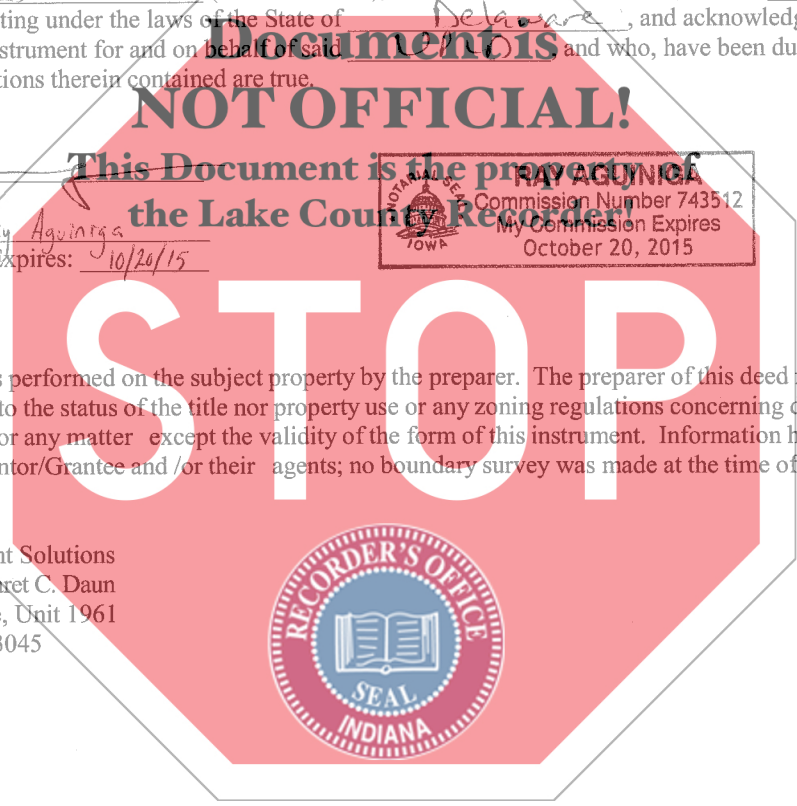
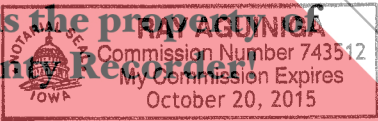
STATE OF Texas  
COUNTY OF Dallas



Before me, a Notary Public in and for said County and State, personally appeared

Chad M. Kuhl  
JPLD (Title of Officer), of WELLS FARGO BANK, N.A., a Corporation  
organized and existing under the laws of the State of Delaware, and acknowledged the execution  
of the foregoing instrument for and on behalf of said Wells Fargo Bank, N.A. and who, have been duly sworn, stated  
that the representations therein contained are true.

Ray Aguirre  
Notary Public  
Printed Name: Ray Aguirre  
My Commission Expires: 10/20/15



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045



**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, CITY OF HOBART, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

PART OF THE EAST 1/2 OF THE SOUTH 1/2 OF BLOCK 16 IN JAKE KRAMER, JR. ADDITION TO THE CITY OF HOBART AS SHOWN IN PLAT BOOK 11, PAGE 22 IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 16 AND 30 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID BLOCK 16 A DISTANCE OF 129.66 FEET MORE OR LESS TO A POINT 250 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID BLOCK 16; THENCE WEST PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID BLOCK 16 A DISTANCE OF 83.45 FEET MORE OR LESS TO A POINT 83 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID BLOCK 16; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID BLOCK 16 A DISTANCE OF 129.54 FEET MORE OR LESS TO THE SOUTH LINE OF SAID BLOCK 16; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 16 A DISTANCE OF 83.37 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL ID #45-13-05-183-016.000-018

THIS BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. FROM JOHN BUNCICH, AS SHERIFF OF LAKE COUNTY IN A DEED DATED MARCH 6, 2015 AND RECORDED MAY 18, 2015 AS INSTRUMENT NO. 2015-030470.

PROPERTY COMMONLY KNOWN AS 726 EAST 14TH STREET HOBART, IN 46342

