

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 071109

2015 OCT 20 AM 10:35

MICHAEL B. BROWN  
RECORDER

3

Return to.

Fidelity National Title  
4215 Edison Lakes Parkway  
Suite 115  
Mishawaka, IN 46545



**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, That Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2014-3 ("Grantor") **Conveys and Specially Warrants** to Michael C. Poole and E. Marie Poole, Husband and Wife ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

LOT NUMBERED 12 AS SHOWN ON THE RECORDED PLAT OF OAKREST MANOR ADDITION TO THE CITY OF HAMMOND, REC'D IN PLAT BOOK 33, PAGE 91, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel ID: 45-07-10-477-001.000-023

**Property Address:** 7142 Ohio Ave., Hammond, IN 46323

**Subject** to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership thereof and not otherwise.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly elected officer(s) of Grantor and has/have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

**IN WITNESS WHEREOF**, Grantor has executed this deed on October 5, 2015.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 16 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Handwritten notes: "2015-10-16 E", "cl 1820209141", "DW"

04919

Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2014-3

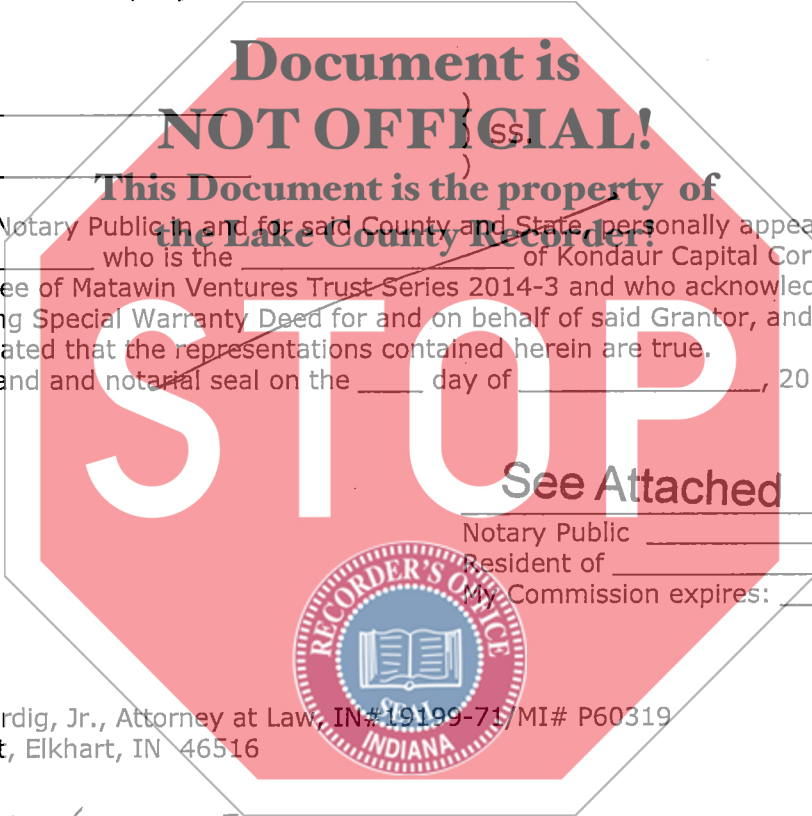
KShute

By \_\_\_\_\_  
Its Karissa Shute, Liquidation Specialist

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ who is the \_\_\_\_\_ of Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2014-3 and who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations contained herein are true.  
Witness my hand and notarial seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.



See Attached

Notary Public \_\_\_\_\_  
Resident of \_\_\_\_\_ County  
My Commission expires: \_\_\_\_\_

Prepared by:  
Edward W. Hardig, Jr., Attorney at Law, IN#19199-71 MI# P60319  
401 W High St, Elkhart, IN 46516

Send Tax Bills to: GRANTEE  
1515 N. BROAD ST.  
GRIFFITH, IN 46319

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. Bryan Bush. File No. 511507371

**CALIFORNIA NOTARY ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On 10/5/2015 before me, S. Poole, a Notary Public personally appeared Karissa Shute who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S. Poole  
Signature of Notary Public - S. Poole  
My Commission Expires: 05/17/2017

(Notary Seal)

S. POOLE  
Commission # 2022927  
Notary Public - California  
Orange County  
My Comm. Expires May 17, 2017

