

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 072108

2015 OCT 23 AM 10:52

MICHAEL B. BROWN
RECORDER

3

AFTER RECORDING RETURN TO:
BAY NATIONAL TITLE CO.
13577 FEATHER SOUND DRIVE, STE. 250
CLEARWATER, FL 33762
File No. WFA-35690

MAIL TAX STATEMENTS TO:
JOSEPH DEMASE
8605 HOHMAN AVENUE
MUNSTER, IN 46321

Tax ID No.: 45-06-24-330-001.000-027

**Document is
NOT OFFICIAL!**

SPECIAL WARRANTY DEED
**This Document is the property of
the Lake County Recorder!**

THIS DEED made and entered into on this 19 day of August, 2015, by and between **WELLS FARGO BANK, N.A.**, organized and existing under the laws of THE UNITED STATES OF AMERICA, a mailing address of 3476 STATEVIEW BOULEVARD, MAC #X7801-013, FORT MILL, SC 29715 hereinafter referred to as Grantor(s) and **JOSEPH DEMASE, A MARRIED MAN**, a mailing address of 1427 BRANDYWINE DRIVE, MUNSTER, IN 46321, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE HUNDRED TWENTY-TWO THOUSAND, ONE HUNDRED THIRTY AND 00/100 (\$122,130.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in LAKE County, INDIANA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 2015 039815, Recorded: 06/29/2015

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

4961

OCT 21 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Handwritten notes: 20. E, 1400, \$W, 45

Tax ID No.: 45-06-24-330-001.000-027

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 19 day of August, 2015.

WELLS FARGO BANK, N.A.

BY: [Signature]
PRINT NAME: Nathan L. Brennan
Assistant Vice President
TITLE: _____

STATE OF IA **This Document is the property of the Lake County Recorder!**
COUNTY OF Ballou

Before me, the undersigned, a Notary Public in and for said county and state personally appeared Nathan L. Brennan, AWP on behalf of WELLS FARGO BANK, N.A., the Grantor(s) herein and acknowledged the execution of the foregoing Instrument for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 19 day of Aug., 2015

Notary Public

Printed Name: Amanda M. Lind
My Commission Expires: Sept 17, 2015
A Resident of IA County _____
State of IA



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:
LISA CAPITOS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

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.

LISA CAPITOS, ESQ.

EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN BLOCK 2 IN KNICKERBOCKER MANOR 9TH ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 36 PAGE 67, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

TAX ID NO.: 45-06-24-330-001.000-027

PROPERTY COMMONLY KNOWN AS: 8605 HOHMAN AVENUE, MUNSTER, IN 46321

