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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 080668

2015 DEC -3 AM 8:45

MICHAEL D. BROWN  
RECORDER

(top 2 inches reserved for recording data)

**SPECIAL WARRANTY DEED  
(Indiana)**

**THIS INDENTURE WITNESSETH, that Wells Fargo Financial Indiana, Inc.,** duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby **CONVEY AND SPECIALLY WARRANT to David W. Baker, a single man of 1118 Eaton St., Hammond, IN 46320** in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in **Lake County in the State of Indiana, to wit:**

**Lot 29 in Grand Hessville Heights Addition, in the City of Hammond, as per plat thereof, recorded in Plat Book 3C, page 87, in the Office of the Recorder of Lake County, Indiana.**

**Document is NOT OFFICIAL!**

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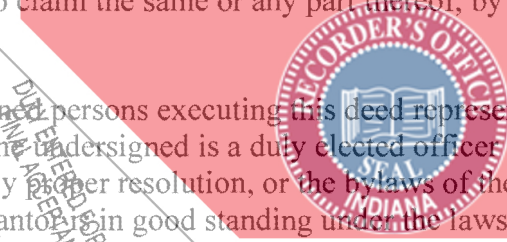
**PROPERTY ADDRESS: 3718 Nebraska Dr., Hammond, IN 46323**

**SUBJECT TO** all current real estate taxes and assessments and all subsequent taxes and assessment.

**SUBJECT TO** all easements, covenants, conditions, and restrictions of record.

**TO HAVE AND TO HOLD** the real estate above unto Grantee(s), heirs, successors and assigns to **WARRANT and FOREVER DEFEND** all and singular the real estate unto Grantee(s), heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

The undersigned persons executing this deed represent and certify on behalf of Grantor that each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the bylaws of the Grantor, to execute and deliver this deed; that Grantor is in good standing under the laws of the United States and, where required, in the State where the subject real estate is situate; that the Grantor has full



FILED FOR RECORDATION SUBJECT TO PAYMENT OF TAXES FOR TRANSFER  
01 2015  
LAKE COUNTY AUDITOR

**017055**

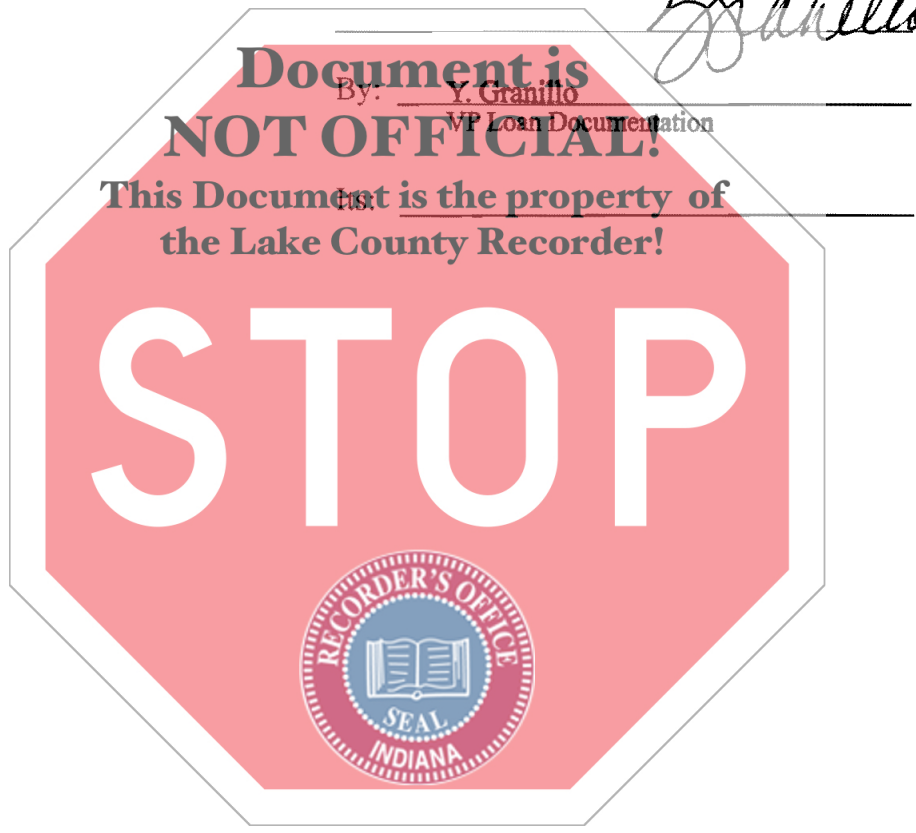
AMOUNT \$ 20-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 16978  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLEAK \_\_\_\_\_ AM E

capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

This instrument is being executed under the authority granted by a Power of Attorney dated \_\_\_\_\_, and recorded as Instrument No. \_\_\_\_\_ in the Office of the Recorder of \_\_\_\_\_ County, Indiana.

**IN WITNESS WHEREOF**, The Grantor has caused this deed to be executed this **October 21, 2015** .

**Wells Fargo Financial Indiana, Inc.  
By Wells Fargo Bank, N.A.,  
as Its Attorney in Fact**



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 San Bernardino)

On 10/21/15 before me, Ninfa Effort Notary Public,  
personally appeared Y. Granillo, who proved to me on the basis of satisfactory evidence to be the person(s) whose 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

Signature



**NOT OFFICIAL!**  
This Document is the property of  
the Lake County Recorder!  
NINFA EFFORT  
COMM. #2109554  
NOTARY PUBLIC - CALIFORNIA  
SAN BERNARDINO COUNTY  
My Commission Expires 04/30/2019

(Seal)

Prepared by:

A. Beatrice Travis, 317 S. State Ave., Indianapolis, IN 46201 on behalf of Bettors Law Firm PLLC, 800 Town and Country Blvd. #300, Houston, TX 77024.

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. A. Beatrice Travis, Esquire

Send Subsequent tax information to:  
David W. Baker 3718 Nebraska Dr., Hammond, IN 46323

IN-15426405-NTR