

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 000811

2016 JAN -7 AM 11:37

MICHAEL B. BROWN
RECORDER

Tax ID Number(s):
26-32-0223-0003

45-07-10-278-020.000-023

3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Crestar Homes, LLC formerly known as Crestar Homes of Indiana, LLC

CONVEYS (AND WARRANTS) TO

Martin Guerrero and Maria Guadalupe Guerrero, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**This Document is the property of
the Lake County Recorder!**

SEE ATTACHED EXHIBIT "A"



Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

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 the grantor's ownership thereof and not otherwise.

This instrument is being executed under the authority granted by a Power of Attorney dated 10-3-14, and recorded as Instrument No. 2015 003060 in the Office of the Recorder of Lake County, Indiana.

010085

HOLD FOR MERIDIAN TITLE

MTC File No.: 15-43453 (SWD)

Page 1 of 3

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
JAN 05 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Handwritten initials: 20, M, B, or

IN WITNESS WHEREOF, the Grantor has executed this deed this 23 day of December, 2015

Crestar Homes, LLC formerly known as Crestar Homes of Indiana, LLC, by Green River Capital, LLC, its Attorney in Fact

By: AVIVA BUSH, VICE PRESIDENT
Title: _____

State of UTAH, County of Salt Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Aviva Bush Vice President of **Crestar Homes, LLC formerly known as Crestar Homes of Indiana, LLC, by Green River Capital, LLC, its Attorney in Fact**, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 23rd day of December, 2015.

My Commission Expires: _____

Candice Nelson
Signature of Notary Public

CANDICE NELSON

Printed Name of Notary Public

Salt Lake County Utah
Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
6710 Tennessee Avenue
Hammond, IN 46323

Grantee's Address and Mail Tax Statements To:

6710 Tennessee Ave.
Hammond, IN 46323

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. Andrew R. Drake

EXHIBIT A

All that certain property situated in the County of Lake, and State of Indiana, being described as follows:

The South 45' of Lot Three (3), and the North 10' of Lot Four (4), Block Ten (10), Cline Gardens Addition to the City of Hammond, as marked and laid down on the recorded plat thereof in the Office of the Recorder of Lake County, Indiana, except that part of said Lots deeded to the State of Indiana by Right-of-Way Grant dated January 17, 1961, and recorded March 15, 1961, in Deed Record 1150, page 503.

