

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 002214

2016 JAN 14 AM 9:35

MICHAEL B. BROWN
RECORDER

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

Return to and mail tax statements to Grantee at:
George Martens
8944 Beall
Dyer, IN 46311
File Number: AUC-465668-REO

Property Tax ID#: 45-15-35-285-031.000-043, 45-15-35-285-030.000-043 &
45-15-35-285-029.000-043

SPECIAL WARRANTY DEED

This indenture made on this 18 day of December, 2015 witnesseth that
WELLS FARGO BANK, NA, whose address is 8480 Stagecoach Circle, Frederick, MD 21701, convey and
warrant to **GEORGE MARTENS**, whose address is 8944 Beall, Dyer, IN 46311, for and in consideration of
\$55,200.00 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: 14430 Wheeler Street, Cedar Lake, IN 46303

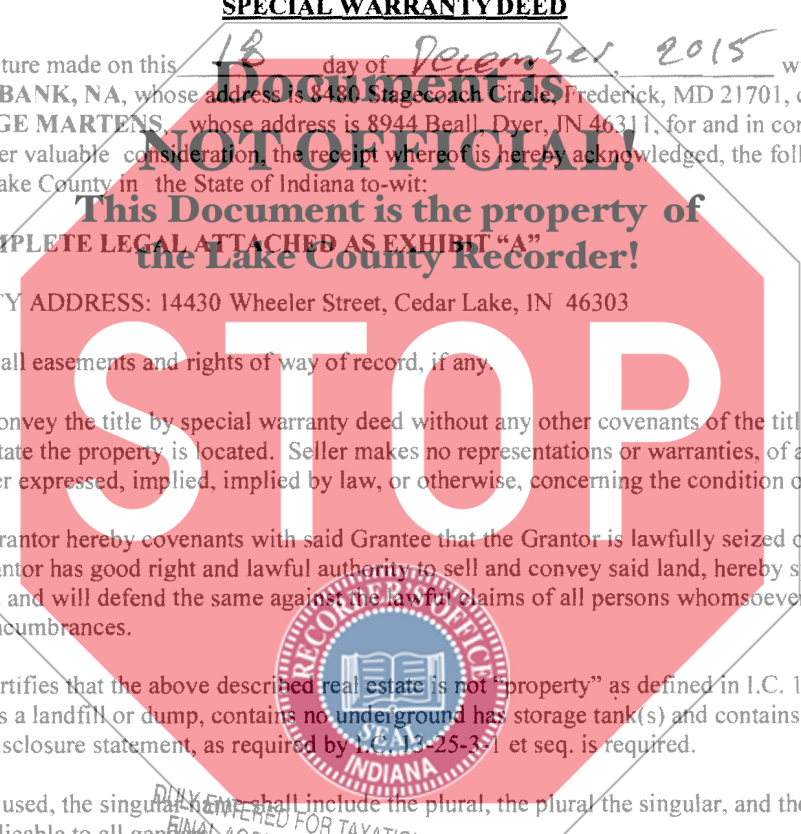
Subject to all easements and rights of way of record, if any.

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



DUTY FULFILLED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 13 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

010287

dc. 133919
DN

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]
Signature

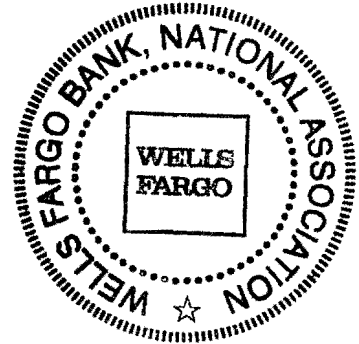
Elizabeth Diane Barston
Printed Name

In witness whereof, Grantor has executed this deed this 18 day of December, 2015

WELLS FARGO BANK, NA

By [Signature]

Print Name: Jeremy Acker
Title: Vice President Loan Documentation

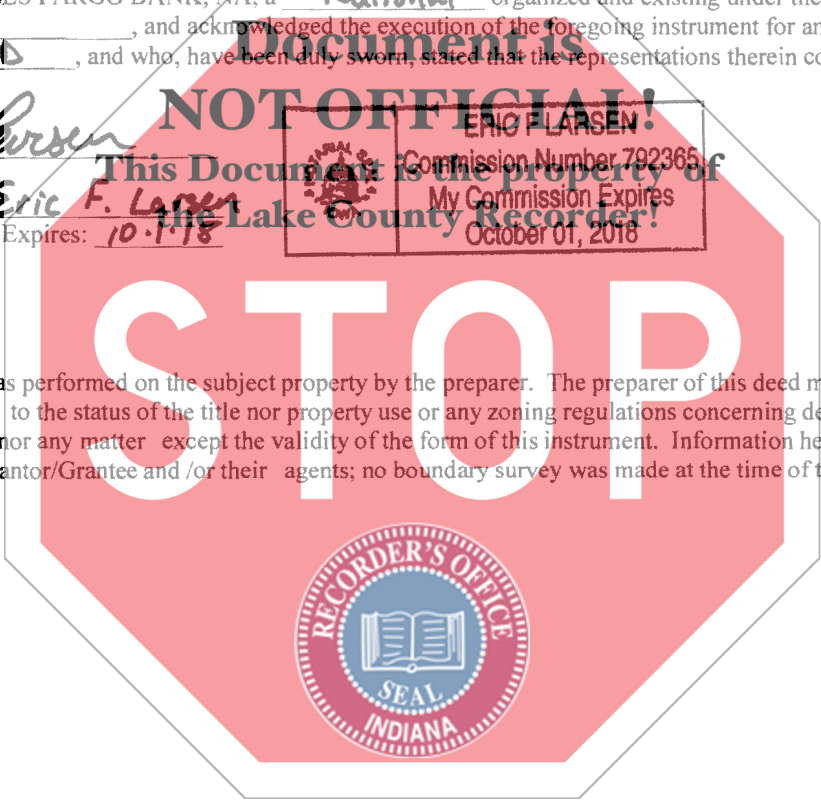


STATE OF Iowa
COUNTY OF Dallas

Before me, a Notary Public in and for said County and State, personally appeared on December 18, 2015
Jeremy Acker VPLD (Title of Officer), of WELLS FARGO BANK, NA, a National organized and existing under the laws of the State of Iowa, and acknowledged the execution of the foregoing instrument for and on behalf of said VPLD, and who, have been duly sworn, stated that the representations therein contained are true.

[Signature]
Notary Public
Printed Name: Eric F. Larsen
My Commission Expires: 10-1-18

NOT OFFICIAL!
ERIC FLARSEN
Commission Number 792365
My Commission Expires
October 01, 2018



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.

Exhibit "A"

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

LOTS 12, 13 AND 14 IN BLOCK 9 IN PLAT "B" THE SHADES, IN THE TOWN OF CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID #45-15-35-285-031.000-043, 45-15-35-285-030.000-043 & 45-15-35-285-029.000-043

THIS BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, NA FROM JOHN BUNCICH, AS SHERIFF OF LAKE COUNTY IN A DEED DATED OCTOBER 2, 2015 AND RECORDED OCTOBER 20, 2015 AS INSTRUMENT NO. 2015 070982.

