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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 037945

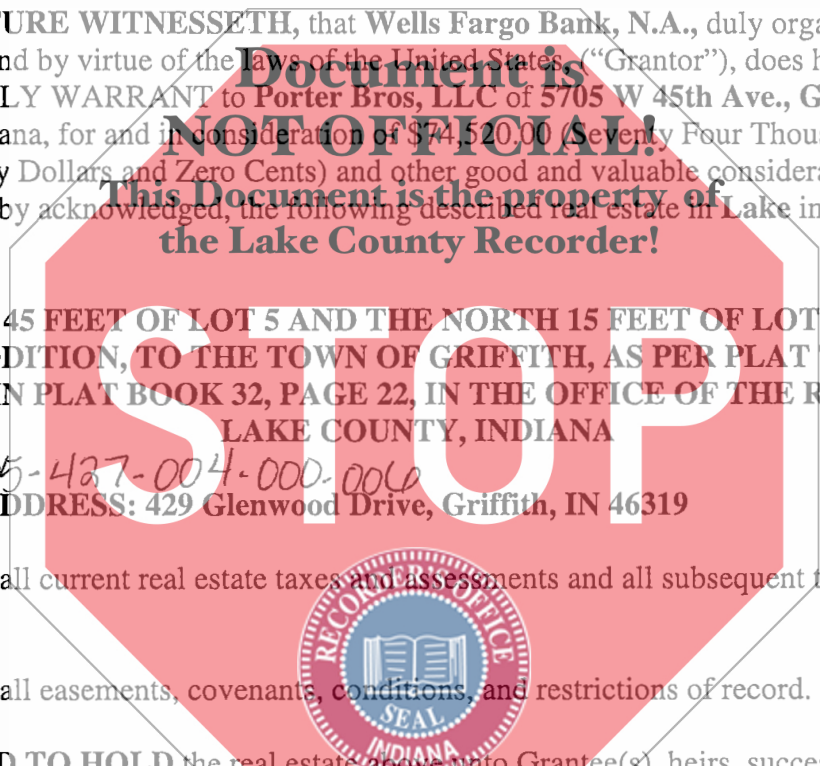
2016 JUN 20 AM 10:20

MICHAEL B. BROWN  
RECORDER

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**SPECIAL WARRANTY DEED  
(Indiana)**

**THIS INDENTURE WITNESSETH**, that Wells Fargo Bank, N.A., duly organized and existing under and by virtue of the laws of the United States, ("Grantor"), does hereby CONVEY AND SPECIALLY WARRANT to Porter Bros, LLC of 5705 W 45th Ave., Gary, IN 46408 in the State of Indiana, for and in consideration of \$74,520.00 (Seventy Four Thousand Five Hundred Twenty Dollars and Zero Cents) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake in the Indiana, to wit:



**THE SOUTH 45 FEET OF LOT 5 AND THE NORTH 15 FEET OF LOT 6 IN DIXON'S FIRST ADDITION, TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 32, PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA**

45-07-35-427-004-000-006  
**PROPERTY ADDRESS: 429 Glenwood Drive, Griffith, IN 46319**

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

**FIDELITY NATIONAL  
TITLE COMPANY**

220-IN-V3

92016-0132

003535

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 19 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

18-  
FN  
MN

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 6 day of May, 2016.

Wells Fargo Bank, N.A.

Nick Dimarco

By: \_\_\_\_\_ 5-6-16

Nick Dimarco  
Vice President Loan Documentation

Its: \_\_\_\_\_

State of Iowa

County Dallas

**Document is NOT OFFICIAL!**

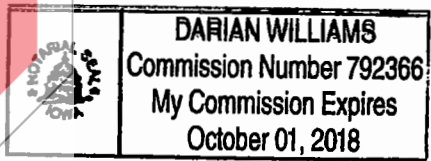
**This Document is the property of the Lake County Recorder!**

On this 06 day of May, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Nick Dimarco, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPIV (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Nick Dimarco acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature) (Stamp or Seal)

Notary Public

0205405038



Prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Commitment Number: 3421271

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. Theresa Hepler