

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDS

2016 054051

2016 AUG -9 AM 9: 32

MICHAEL B. BROWN
RECORDER

LIMITED WARRANTY DEED

(Parcel No. 45-16-06-401-004.000-041 and 45-16-06-401-005.000-041)

THIS INDENTURE WITNESSETH, That Diplomat Property Manager, LLC ("Grantor"), CONVEYS AND WARRANTS to James A. Kicho ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

Tract 4 and the West 1 acre of Tract 5, in Green Hill Ranches Annex No. 1, as per plat thereof recorded in Plat Book 27, page 41, in the Office of the Recorder of Lake County, Indiana.

The address of such real estate is commonly known as 3801 West 105th Avenue, Crown Point, Indiana 46307.

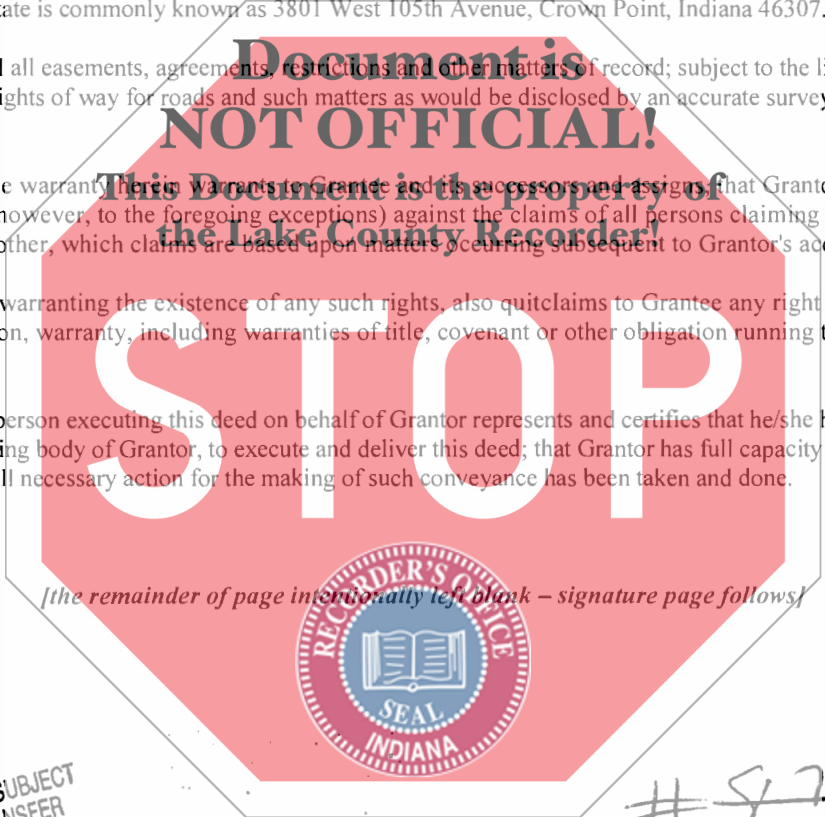
Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns that Grantor will forever defend title to the real estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming by, through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the real estate.

Grantor, without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the real estate.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

[the remainder of page intentionally left blank - signature page follows]



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 05 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

014432

874627182
874626841
\$18.00
M-Z

E

IN WITNESS WHEREOF, Grantor has executed this deed this 8 day of JUNE, 2016.

GRANTOR: Diplomat Property Manager, LLC

By: Fay Servicing, LLC, its attorney-in-fact

By: [Signature]

Printed: Daren M. Perez

Title: REO Manager

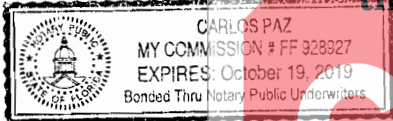
STATE OF FLORIDA)

COUNTY OF PINEHURST) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Daren M. Perez, the REO Manager of Fay Servicing, LLC, the attorney-in-fact for Diplomat Property Manager, LLC, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 8 day of June, 2016.

My Commission Expires: 10/19/2019



Resident of Ittlesborough County



This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., 500 North Meridian Street, Suite 400, Indianapolis, Indiana 46204.

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. Robert A. Hicks

Grantee's mailing address is: 1420 Poplar Lane

Tax mailing address is: Monster Ln

After recording, return to: 46321