

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 056161

2016 AUG 18 PM 12:57

COPY

MICHAEL B. BROWN
RECORDER

[this space for recording information]

After Recording Return to:

Mail Tax Statements to:
Kondaur Capital Corporation
333 South Anita Drive
Suite 400
Orange, CA 92868

I affirm, under the penalties of perjury, that I have
taken reasonable care to redact each Social
Security Number in this document, unless required
by law.

Sidwell No. : 45-13-05-226-012.000-018
& 45-13-05-226-013.000-018

Document is

NOT OFFICIAL!

This Document is the property of

the Lake County Recorder's Office

This indenture witnesseth that AARON M. CHANDLER, residing at 255 East 8th Street,
Hobart, IN 46342 GRANTOR conveys and warrants to KONDAUR CAPITAL
CORPORATION, as separate Trustee of Matawin Ventures Trust Series 2015-3, with a business
mailing address of 333 South Anita Drive, Suite 400, Orange, CA 92868, GRANTEE for and in
consideration of Ten and 00/100 DOLLARS (\$10.00) 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:

SITUATED IN LAKE COUNTY, STATE OF INDIANA



Page 1 of 3

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 18 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

004/23

JK

PARCEL 1:

THE NORTH 100 FEET OF THE SOUTH 730 FEET OF THE NORTH 1/2 OF THE NE 1/4 EXCEPT THE WEST 2414.5 FEET THEREOF, OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND P.M. IN THE CITY OF HOBART, LAKE COUNTY, INDIANA.

PARCEL 2:

THE NORTH 100 FEET OF THE SOUTH 830 FEET OF THE NORTH 1/2 OF THE NE 3/4 EXCEPT THE WEST 2414.5 FEET THEREOF, OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2ND P.M. IN THE CITY OF HOBART, LAKE COUNTY, INDIANA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM DENNIS E. CAVANAUGH, A/K/A DENNIS CAVANAUGH AND GLORIA JEAN CAVANAUGH, A/K/A GLORIA CAVANAUGH, HUSBAND AND WIFE TO AARON M. CHANDLER BY WARRANTY DEED RECORDED OCTOBER 2, 2013 AS DOCUMENT NO. 2013072576 IN THE REGISTER'S OFFICE OF LAKE COUNTY, INDIANA.

More Commonly known as: 1074 South Hobart Road, Hobart, IN 46342

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD, IF ANY.

Grantor, for himself, his heirs, executors and administrators, covenants and warrants to Grantee that there are no liens or encumbrances against the above described real estate other than current taxes and the mortgage in favor of Grantee (hereinafter more specifically described). In reliance by Grantee on the representation and warranties of Grantor, this deed is given in full satisfaction of a mortgage from Academy Mortgage Corporation, dated September 19, 2013, and duly recorded and perfected in the Recorder's office of Lake County, State of Indiana on October 2, 2013, as Document No. 2013072577 and assigned to Freedom Mortgage Corporation, dba Freedom Home Mortgage Corporation by Corporate Assignment of Mortgage recorded on June 8, 2015 as Document No. 2015035115 and further assigned to Secretary of Housing and Urban Development by Assignment of Mortgage recorded on JUNE 8, 2016, as Document No. 2016-035350 and assigned to KONDAUR CAPITAL CORPORATION, as separate Trustee of Meridian Ventures Trust Series 2015-3 by Assignment of Mortgage recorded JUNE 8, 2016 as Document No. 2016-035351 all in the Register's Office of Lake County, State of Indiana.

It is the intent of the parties that the fee granted herein shall not merge with the lien if the real estate mortgage executed on September 19, 2013 for the benefit of Grantee.

And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana by reason of this transaction.

IN WITNESS WHEREOF, Grantor in his individual capacity has hereunto set his hand after the reading of the whole and specifically acknowledges that he has had the opportunity to seek counsel before his execution of this document and executes this document on the day and year first written above holding the preparer of same harmless from any recourse he may have regarding the execution of same.


AARON M. CHANDLER

STATE OF INDIANA }
COUNTY OF Lake }

Subscribed and sworn to before me, the undersigned notary public, on this 14th day of June, 2016, by AARON M. CHANDLER, who acknowledged the execution of the Warranty Deed in Lieu of Foreclosure as his voluntary act and deed and who first being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.

Document is NOT ORIGINAL!
This Document is the property of the Lake County Recorder!
NOTARY PUBLIC

KENAN MAXEY
SEAL
Notary Public, State of Indiana
My Commission Expires March 21, 2023


[signature]

KENAN MAXEY
[print name]

Grantee's street or rural route address is: 333 South Anita Drive, Suite 400, Orange, CA 92868



EXHIBIT "A"

PROPERTY

Parcel 1:

The North 100 feet of the South 730 feet of the North 1/2 of the NW 1/4 Except the West 2414.5 feet thereof, of section 5, Township 35 North, Range 7 West of the 2nd P.M. in the City of Hobart, Lake County, Indiana.

Parcel 2:

The North 100 feet of the South 830 feet of the North 1/2 of the NE 3/4 except the West 2414.5 feet thereof, of section 5, Township 35 North, Range 7 West of the 2nd P.M. in the City of Hobart, Lake County, Indiana.

Property Address: 1074 South Hobart Road, Hobart, IN 46342

Parcel ID 1: 45-13-05-226-012.000-018

Parcel ID 2: 45-13-05-226-013.000-018

