

3.

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 AUG 31 AM 9:16

2016 059396

MICHAEL B. BROWN
RECORDER

✓

Return

(top [X] inches reserved for recording data)

Real Advantage, LLC
1000 Commerce Dr., 5th Floor SPECIAL WARRANTY DEED
Pittsburgh, PA 15275 (Indiana)
UG3173

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 CHARLES JAMES MOSIER, single, in fee simple, of 3731 East 29th Avenue, Lake Station, IN 46405, in the State of Indiana, for and in consideration of Seventeen Thousand Five Hundred and 00/100 Dollars (\$17,500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in the County of Lake State of Indiana, to wit:

See Attached Exhibit A

PROPERTY ADDRESS: 2845 Wyoming Street, Lake Station, IN 46405

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.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AMOUNT \$ 20-

AUG 29 2016 CASH _____ CHARGE _____
CHECK # 106966
JOHN E. PETALAS OVERAGE _____
LAKE COUNTY AUDITOR COPY _____
NON-COM _____
CLERK RM

220-IN-V3

25583

E

IN WITNESS WHEREOF, The Grantor has caused this deed to be executed this 20th of May, 2016:

WELLS FARGO BANK, N.A.

By: Tonya Amerline 5/20/16

Tonya Amerline
Vice President Loan Documentation

Its: _____

State of Iowa

County Dallas

On this 20th day of May, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Tonya Amerline, to me personally known, who being by me duly sworn (or affirmed) did say that that person is V.P. (title) of said WELLS FARGO BANK, N.A. by authority of its board of (directors or trustees) and the said(officer's name) Tonya Amerline acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

S. L.
Notary Public

643730773

Prepared by:
Deeds on Demand, LLC (757) 321-6936
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

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. M. H.



Exhibit A

Lot 9 in Block 4 in Liverpool Home Gardens, as per Plat thereof recorded in Plat Book 23 Page 45, in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed to Wells Fargo Bank, N.A. in deed dated 1/8/2016, and recorded on 2/11/2016 at Instrument No. 2016-009213 in the County of Lake and State of Indiana.

PREMISES BEING: 2845 Wyoming Street, Lake Station, IN 46405

PARCEL/TAX PARCEL: 45-08-13-379-003.000-020

