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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 019632

2017 MAR 28 AM 8:40

MICHAEL B. BROWN
RECORDER

After Recording Return To:

Sojourners Title Agency
3962 Red Bank Rd.
Cincinnati, OH 45227
REO165416

Document is NOT OFFICIAL!

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-20-19-353-009.000-008

SPECIAL WARRANTY DEED

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2006-18, whose mailing address is c/o Specialized Loan Servicing, LLC, 8742 Lucent Blvd., Ste. 300, Highlands Ranch, CO 80129, hereinafter Grantor, for One Hundred Seventy Eight Thousand and 00/100 Dollars, \$178,000.00, in consideration paid, conveys and specially warrants to **Daniel P Titus, married** hereinafter Grantee, the real property described on Exhibit A and known as **2295 Spring Run Lane, Lowell, IN 46356**, and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Prior instrument reference: 2016079626

MAR 22 2017

JOHN E. PETALAB
LAKE COUNTY AUDITOR

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 CKK
 001609e1266
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Executed by the undersigned on this 25 day of January, 2017:

GRANTOR:

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2006-18 by Specialized Loan Servicing, LLC as Attorney in Fact POA: 2015 042275

By: [Signature]
Specialized Asset Management LLC, as Attorney in Fact for Specialized Loan Servicing, LLC

Jeffery Dowden, Assistant Vice President
Specialized Asset Management, LLC POA: 2015078140
as Attorney in Fact for Specialized Loan Servicing, LLC

STATE OF Colorado
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on this 25 day of January, 2017 by **Specialized Asset Management LLC, as Attorney in Fact for Specialized Loan Servicing, LLC as Attorney in Fact for The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2006-18, who is personally known to me or has produced identification, and furthermore, the abovesigned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.**

[Signature]
Notary Public

ALEXANDER S ASINOF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154034451
MY COMMISSION EXPIRES 08/31/2019

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 E. Altman III, Attorney at Law (29811-15)

This instrument prepared by: Robert E. Altman III, Attorney at Law (29811-15)
Reisenfeld & Associates, LPA, LLC
3962 Red Bank Road, Cincinnati, OH 45227

Send tax statements to Grantee at: 2295 Spring Run Lane, Lowell, IN 46356

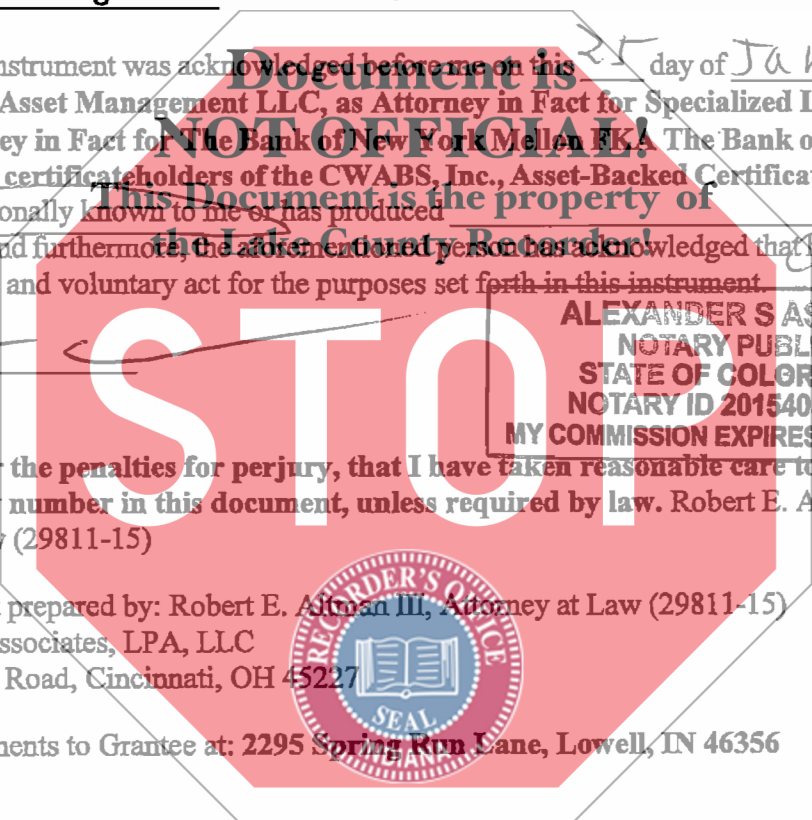


Exhibit A
Legal Description

Lot 9, in Spring Run Phase 1, a Planned Unit Development, in the Town of Lowell, as per Plat thereof, recorded in Plat Book 96 Page 26, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2295 Spring Run Lane, Lowell, Indiana 46356
Parcel No.: 45-20-19-353-009.000-008



Exhibit B
Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

