

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 020477

2017 MAR 31 AM 9:34

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH, **ARLP REO II, LLC** (Grantor), CONVEYS AND SPECIALLY WARRANTS to **Charles M. Garner, a married person** (Grantee), for the sum of SEVENTY-FOUR THOUSAND FOUR HUNDRED NINETY-FOUR AND NO/100 DOLLARS (\$74,494.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, State of Indiana, to-wit:

THE NORTH 28 FEET OF THE SOUTH 118.10 FEET OF LOT 18 BY PARALLEL LINES AND MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, IN BLOCK ONE OF BROADFIELD TOWNHOMES ADD., A SUBDIVISION OF TRACT "D", BROADFIELD CENTER, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 67, PAGE 65, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 9223 Maryland Avenue, Merrillville, Indiana 46410

Parcel ID No.: 45-12-27-378-025.000-030

Grantee takes subject to taxes assessed in 2017, payable in 2018, and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected signor of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected signor, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.



001730

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 28 2017
SEAL

JOANNE PETALAS
LAKE COUNTY AUDITOR

AMOUNT \$ 17-

CASH _____ CHARGE _____

CHECK # 265622

OVERAGE _____

COPY _____

NON-COM _____

CLERK MB

E

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 16 day of February, 2017.

ARLP REO II, LLC, By: ARLP I, LLC, its Manager
By: Altisource Residential, L.P., its Manager

By: YD Malilay, Attorney in Fact
Name: Yvette D. Malilay

STATE OF GA
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 16th day of February, 2017, by Yvette D. Malilay, **Attorney in Fact of Altisource Residential, L.P.**, who is personally known to me or who has produced GA DL as identification and who did / did not take an oath.

M. Priez
NOTARY PUBLIC, a resident of GWINNETT County

MY COMMISSION EXPIRES:

Feb. 11, 2019

NAME PRINTED: M. PRIEZ

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Special Warranty Deed
9223 Maryland Street
Merrillville, Indiana 46410
Parcel No. 45-12-27-378-025.000-030

Grantee's Address and After Recording Return To:

Charles M. Garner
256 S 600 W
Hebron, Indiana 46341

Send Subsequent Tax Bills To:

Charles M. Garner
256 S 600 W
Hebron, Indiana 46341

This instrument was prepared by:

Leila Hansen, Esq.
9041 South Pecos Road
Suite 3900
Henderson, Nevada 89074

This instrument was prepared by **Leila Hansen, Esq.** 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. **Leila Hansen, Esq.**



Loan No. 571800163425