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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 047269

2017 JUL 31 AM 10:47

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
25-42-0056-0001

45-08-33-104-004.000-004

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**Tax Ease REO I, LLC**

CONVEY(S) AND WARRANT(S) TO

John Rowe and Larnita Rowe, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**Document is NOT OFFICIAL!**  
SEE ATTACHED EXHIBIT "A"  
**This Document is the property of the Lake County Recorder!**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

This deed is executed pursuant to a Power of Attorney from Trey Gulledge of Tax Ease REO I, LLC to John J. Alley dated March 8, 2017 and recorded 7-25-17 as instrument No. 2017-045691 in the Office of the Recorder of Lake County, Indiana.

John J. Alley, upon oath, states that he and/or she has no knowledge of the revocation or termination of the aforesaid Power of Attorney by reason of the death or incompetence of Trey Gulledge of Tax Ease REO I, LLC, grantor of said Power of Attorney as of the date of execution of this deed.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 17<sup>th</sup> day of July, 2017.

MTC File No.: 16-25223 (UD)

Page 1 of 3

**HOLD FOR MERIDIAN TITLE CORP**  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 27 2017

025847

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25-  
MT  
An

Tax Ease REO I, LC,  
By: Trey Gulledge, Managing Member

*[Handwritten Signature]*

By: John J. Alley, Attorney-in-Fact  
POA Recorded as Instrument No. 2017-045691

State of Florida, County of Sebastian ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Trey Gulledge, Managing Member of Tax Ease REO I, LLC by John J. Alley, Attorney-in-Fact, who acknowledged the execution of the foregoing Deed and, who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 17 day of July, 2017.

My Commission Expires: 11/4/19

*[Handwritten Signature]*  
Signature of Notary Public

Sonishari Bellamy  
Printed Name of Notary Public

Orange Florida  
Notary Public County and State of Residence

Sonishari T. Bellamy  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF933831  
Expires 11/4/2019

This instrument was prepared by:  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032



Property Address:  
1207 West 45th Avenue  
Gary, IN 46408

Grantee's Address and Mail Tax Statements To:  
11521 S. Yale  
Chicago IL 60628

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. Andrew R. Drake

MTC File No.: 16-25223 (UD)

**EXHIBIT A**

Lots Numbered 1, 2, 3 and 4 in Block 1 in Robert R. Cenek's 1st Addition to the City of Gary as shown in Plat Book 17, Page 27, Lake County, Indiana.

