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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 047555

2017 AUG -1 AM 9:24

Parcel No: 45-08-36-253-019.000-018

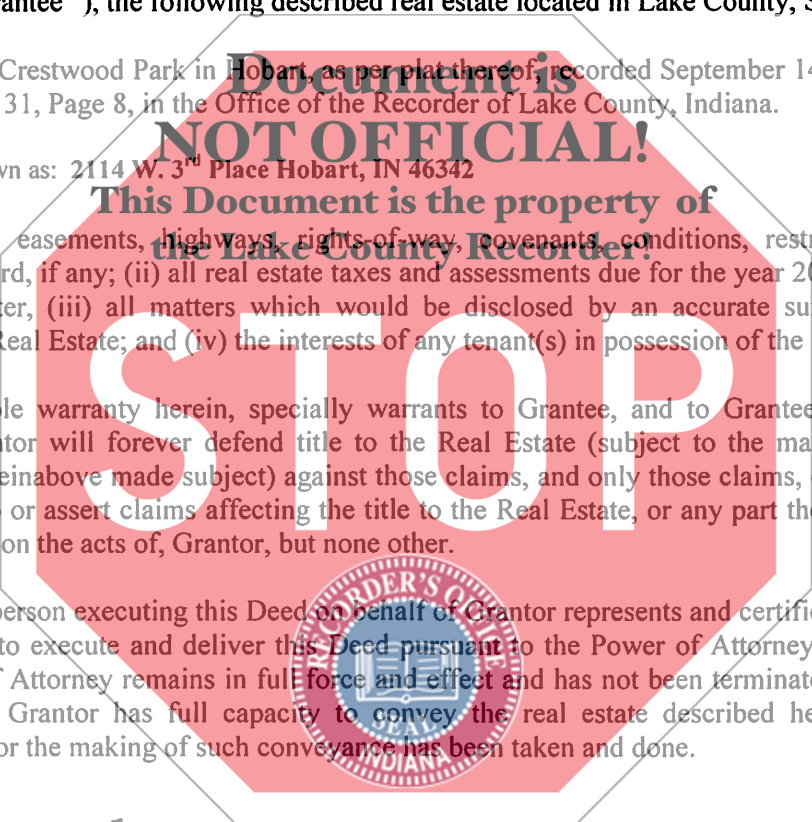
MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That **Federal Home Loan Mortgage Corporation** ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and specially warrant to **Real Estate Growth Fund, LLC** ("Grantee"), the following described real estate located in Lake County, State of Indiana:

Lot 56 in Crestwood Park in Hobart, as per plat thereof, recorded September 14, 1955, in Plat Book 31, Page 8, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2114 W. 3<sup>rd</sup> Place Hobart, IN 46342



Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other limitations of record, if any; (ii) all real estate taxes and assessments due for the year 2016 and payable in 2017 and thereafter, (iii) all matters which would be disclosed by an accurate survey and physical inspection of the Real Estate; and (iv) the interests of any tenant(s) in possession of the Real Estate.

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but none other.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this Deed pursuant to the Power of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 31 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

004252

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10504

AM

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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11th day of July, 2017.

FEDERAL HOME LOAN MORTGAGE CORPORATION

Barry T. Barnes, Partner  
Feiwell & Hannoy, P.C. Attorney in Fact for Federal Home Loan  
Mortgage Corporation under Power of Attorney recorded February 9,  
2004 as Instrument No. 2004 011215

STATE OF INDIANA

COUNTY OF MARION

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Before me, a Notary Public in and for said County and State, personally appeared Barry T. Barnes, Partner with Feiwell & Hannoy, P.C. as POA for Federal Home Loan Mortgage Corporation, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 11th day of July, 2017.

*Notary Public Signature*  
Notary Public



Mail Tax Statements:

Grantee's Address:

X 4300 Stevens Creek Blvd, Ste 275  
San Jose, CA 95129

X 4300 Stevens Creek Blvd Ste 275  
San Jose, CA 95129

This instrument prepared by Barry T. Barnes, Attorney at Law based upon a commitment for title insurance furnished by Statewide Title Company under commitment number 201706004.

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. -Barry T. Barnes

Return deed to Statewide Title Company, 6525 E. 82nd St., Ste. 110, Indianapolis, IN 46250.

