

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 050494

2017 AUG 14 AM 8:43

MICHAEL B. BROWN  
RECORDER

Tax Key No 45-12-08-228-011.000-030

**SPECIAL WARRANTY DEED**

This indenture witnesseth that The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-46, Mortgage Pass-Through Certificates, Series 2006-46, by New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact under Limited Power of Attorney dated April 18, 2015 and recorded November 10, 2016 as Document No. 2016076010 ("Grantor"),

CONVEYS AND WARRANTS TO Samson Real Estate, LLC, a Utah limited liability company, of Lake County in the State of Indiana ("Grantee").

In consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate located in Lake County in the State of Indiana:

Lot 17 in Meadow Brook, as per plat thereof, recorded in Plat Book 25, page 34, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1630 W. 62<sup>nd</sup> Avenue, Merrillville, IN 46410

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

1. All easements, rights-of-way and prescriptive rights, whether of record or not, pertaining to any portion(s) of the herein-described property (hereinafter the "Property");
2. All valid oil, gas and mineral rights, interest or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances, and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
4. All presently-recorded instruments (other than liens and conveyances by, through, or under Grantor) that affect the Property and any portion(s) thereof;
5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

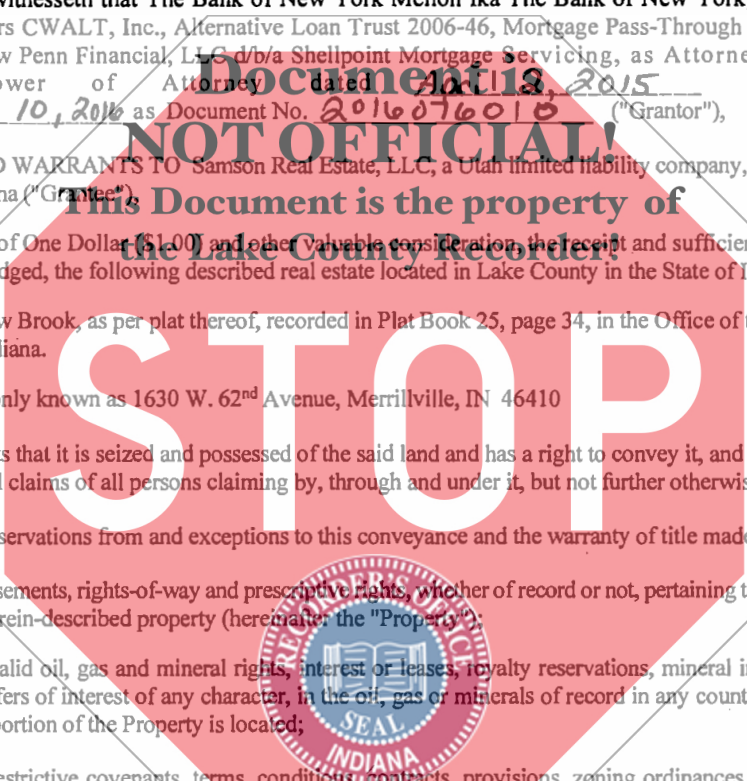
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 10 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

**041196**

AMOUNT \$ 25-  
 CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
 CHECK # 4035138530  
 OVERTAGE \_\_\_\_\_  
 COPY \_\_\_\_\_  
 NON-COM \_\_\_\_\_  
 CLERK \_\_\_\_\_



6 Any conditions that would be revealed by a physical inspection and survey of the Property.

Said Power of Attorney is in full force and effect and has not been revoked,

DATED this 31 day of July, 2017.

The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-46, Mortgage Pass-Through Certificates, Series 2006-46

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

By: New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, as Attorney-in-Fact under Limited Power of Attorney dated and recorded as Document No.

By [Signature]

Printed Name Shawn Garrison

Its: AVP

STATE OF SC  
COUNTY OF Greenville )SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 31 day of July, 2017 personally appeared Shawn Garrison the AVP of New Penn Financial, LLC, d/b/a Shellpoint Mortgage Servicing, attorney-in-fact for The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-46, Mortgage Pass-Through Certificates, Series 2006-46, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

10/23/2025

[Signature]  
Susan J Kinard, Notary Public  
A resident of Anderson County

This instrument prepared by Jeffrey S. Harlan, Attorney at Law



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.

Greg Patt

Grantee Mailing Address:

DELFINO CRUZ

Mail Tax Bills To:

Document is SAME

4305 STEWART AVE

EAST CHICAGO, IN

46312

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

89123

