

2017 069269

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MICHAEL B. BROWN  
RECORDER

This document was prepared by:  
Julie Ginn Arnett  
GVC Mortgage, Inc.  
One Plaza Drive, Suite 3  
Pendleton, IN 46064

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LOAN #: 210728725

MANUFACTURED HOME AFFIDAVIT OF AFFIXATION

STATE OF IN  
COUNTY OF Lake

45-19-12-151-015000-007

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This Manufactured Home Affidavit of Affixation is made this 29th day of  
September, 2017 and is incorporated into and shall be deemed to supplement the  
Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date  
given by the undersigned (the "Borrower" or "Homeowner") to secure Borrower's Note to  
GVC Mortgage, Inc., a Corporation

("Lender").

Borrower and Lender state that it is their intent that the manufactured home be and  
remain permanently attached to and part of the real property, and that it be regarded  
as an immovable fixture thereto and not as personal property.

"Homeowner" being duly sworn, on his, her or their oath state(s) as follows:

- 1. Homeowner owns the manufactured home ("Home") described as follows:

New  Used  Year 1989 Length 56 Width 28

Manufacturer/Make Patroit Home, Inc

Model Name or Model No. 60-56'X28'-2857

Serial No. 413265 A/B

Serial No. \_\_\_\_\_

Serial No. \_\_\_\_\_

Serial No. \_\_\_\_\_

HUD Label Number(s) 186435 & 186436

Certificate of Title Number \_\_\_\_\_

ATTENTION COUNTY CLERK: This instrument covers goods that are or are to become fixtures on the Land  
described herein and is to be filed for record in the records where conveyances of real estate are recorded.

Ellie Mae, Inc.

IN 02773 Page 1 of 5

GMANARDU 0116  
GMANARLU (CLS)  
09/28/2017 09:13 AM PST

3

HOLD FOR GREATER INDIANA TITLE COMPANY



25  
CK# 023471  
D

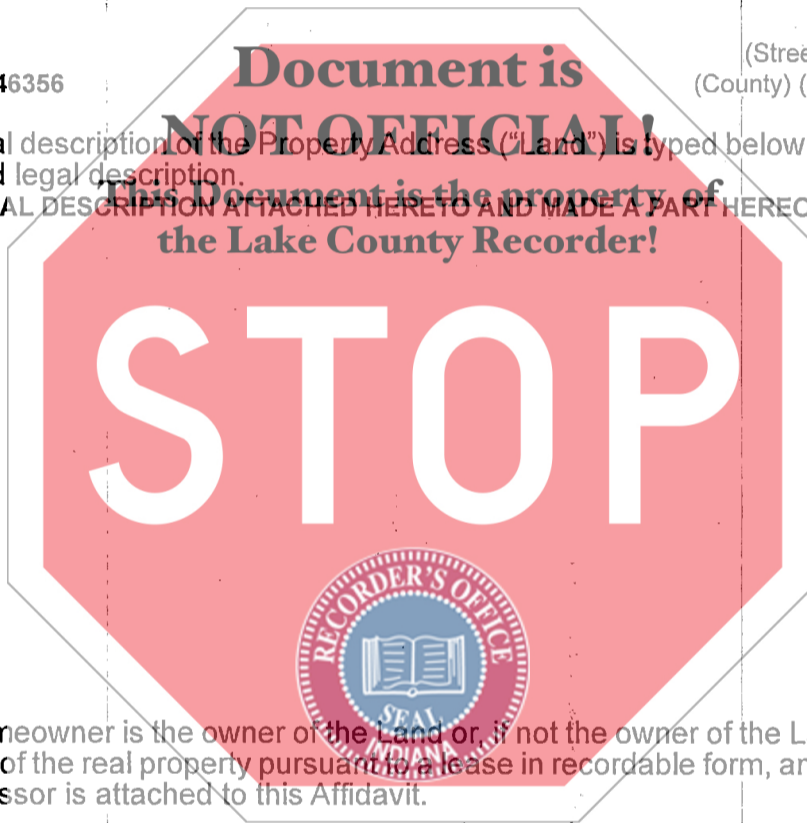
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2. The Home was built in compliance with the federal Manufactured Home Construction and Safety Standards Act.
3. If the Homeowner is the first retail buyer of the Home, Homeowner is in receipt of (i) the manufacturer's warranty for the Home, (ii) the consumer manual for the Home, (iii) the Insulation Disclosure for the Home, and (iv) the formaldehyde health notice for the Home.
4. The Homeowner is in receipt of manufacturer's recommended maintenance program regarding the carpets and manufacturer's warranties covering the heating/cooling system, hot water heater, range, etc.
5. The Home is or will be located at the following "Property Address":  
320 W. Lakeview Drive, Lowell

Lake, IN 46356

(Street or Route, City)  
(County) (State, Zip Code)

6. The legal description of the Property Address ("Land") is typed below or please see attached legal description.  
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".



7. The Homeowner is the owner of the Land or, if not the owner of the Land, is in possession of the real property pursuant to a lease in recordable form, and the consent of the lessor is attached to this Affidavit.
8. The Home is or shall be anchored to the Land by attachment to a permanent foundation, constructed in accordance with applicable state and local building codes and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty, and permanently connected to appropriate residential utilities (e.g., water, gas, electricity, sewer) ("Permanently Affixed"). The Homeowner intends that the Home be an immoveable fixture and a permanent improvement to the Land.
9. The Home shall be assessed and taxed as an improvement to the Land. The Homeowner understands that if the Lender does not escrow for these taxes, that the Homeowner will be responsible for payment of such taxes.

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10. The Home is subject to the following security interests (each, a "Security Interest"):

Name of Lienholder	Name of Lienholder
Address:	Address:
Original Principal Amount Secured: \$	Original Principal Amount Secured: \$

11. Homeowner agrees that as of today, or if the Home is not yet located at the Property Address, upon the delivery of the Home to the Property Address:

- (a) All permits required by governmental authorities have been obtained;
- (b) The foundation system for the Home was designed by an engineer to meet the soil conditions of the Land. All foundations are constructed in accordance with applicable state and local building codes, and manufacturer's specifications in a manner sufficient to validate any applicable manufacturer's warranty;
- (c) If piers are used for the Home, they will be placed where recommended by the Home manufacturer;
- (d) The wheels, axles, towbar or hitch were removed when the Home was placed on the Property Address; and
- (e) The Home is (i) Permanently Affixed to a foundation, (ii) has the characteristics of site-built housing, and (iii) is part of the Land.

12. If the Homeowner is the owner of the Land, any conveyance or financing of the Home and the Land shall be a single transaction under applicable state law.

13. Other than those disclosed in this Affidavit, the Homeowner is not aware of (i) any other claim, lien or encumbrance affecting the Home, (ii) any facts or information known to the Homeowner that could reasonably affect the validity of the title of the Home or the existence or non-existence of security interests in it.

14. The Homeowner hereby initials one of the following choices, as it applies to title to the Home:

- A. The Home is not covered by a certificate of title. The original manufacturer's certificate of origin, duly endorsed to the Homeowner, is attached to this Affidavit, or previously was recorded in the real property records of the jurisdiction where the Home is to be located.
- B. The Home is not covered by a certificate of title. After diligent search and inquiry, the Homeowner is unable to produce the original manufacturer's certificate of origin.
- C. The manufacturer's certificate of origin and/or certificate of title to the Home  shall be  has been eliminated as required by applicable law.
- D. The Home shall be covered by a certificate of title.

15. This Affidavit is executed by Homeowner pursuant to applicable state law.

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LOAN #: 210728725

This Affidavit is executed by Homeowner(s) and Lienholder(s) pursuant to applicable state law and shall be recorded in the real property records in the county in which the real property and manufactured home are located.

Natalie Flowers  
NATALIE FLOWERS

(Seal)

State of INDIANA  
County of LAKE SS:

Before me the undersigned, a Notary Public for Porter  
(Notary's county of residence) County, State of Indiana, personally appeared NATALIE FLOWERS, (name of signer), and acknowledged the execution of this instrument this 28 day of Sept, 2017.

My commission expires: 11.5.2022  
County of residence: Porter

Brenda Sohovich  
(Printed/typed name), Notary Public



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IN WITNESS WHEREOF, Lender, being duly sworn on oath, intends that the Home be and remain Permanently Affixed to the Land and that the Home be an immovable fixture and not as personal property.

GVC Mortgage, Inc., a Corporation

Lender

Jody Ferge  
By: Authorized Signature Jody Ferge

STATE OF: Indiana )  
COUNTY OF: Madison ) SS.:

On the 29<sup>th</sup> day of September in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Jody Ferge

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personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

Lisa McKinley  
Notary Signature  
Lisa McKinley  
Notary Printed Name

Official Seal:

LISA M MCKINLEY  
Madison County  
My Commission Expires  
August 27, 2019

Notary Public; State of IN  
Qualified in the County of Madison  
My Commission expires: 8.27.19



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Ellie Mae, Inc.

Page 5 of 5

GMAÑARDU 0116  
GMAÑARLU (CLS)  
09/28/2017 09:13 AM PST

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  
By: Brendan Johovich



**EXHIBIT "A"**

LOTS 8, 9, AND 10, BLOCK 23, IN DALECARLIA, AS PER PLAT THEREOF, RECORDED IN  
PLAT BOOK 23 PAGE 78, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property address: 320 West Lakeview Drive, Lowell, IN 46356  
Tax Number: 45-19-12-151-015.000-007

