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2017 085107

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 DEC 14 AM 10:02

MICHAEL B. BROWN  
RECORDER

**SPECIAL / LIMITED WARRANTY DEED**

Nationstar Mortgage LLC d/b/a Champion Mortgage Company ("Grantor"), for valuable consideration paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to Doug & Steve Construction, Inc. ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 166 West Division Street, Schererville, Indiana 46375 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-11-04-476-003.000-036  
State Tax ID 45-11-04-476-003.000-036

The following described real estate in Lake County, Indiana, to wit:

The South 200 feet of the West 100 feet of the following: Part of the Southeast Quarter of Section 4, Township 35 North, Range 9 West of the 2nd P.M., described as follows; The East 750.32 feet of the tract herein described, beginning at a point on the South line of said Southeast Quarter of said Section 4: 996.5 feet East of the Southwest corner of said Southeast Quarter of said Section 4, thence North parallel with the West line of Southeast Quarter of said Section 4, a distance of 873.6 feet to the center line of Central Avenue Drainage Ditch, thence Southeasterly along the center of said Drainage Ditch on a line bearing South 39 degree 7 minutes East a distance of 664.5 feet to a bend; thence continuing along the center of said Central Avenue Drainage Ditch on a line bearing South 67 degrees 19 minutes East a distance of 954.2 feet to the North Street line of Division Street; thence South 30 feet to the South line of Southeast Quarter of said Section 4, thence Westerly along the South line of Southeast Quarter of said Section 4 a distance of 1288.5 feet to the place of beginning in Lake County, Indiana.

Subject to covenants, easements and restrictions, if any, appearing in the public records.

Being the same real property conveyed by Deed to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by Deed recorded in Instrument Number \_\_\_\_\_ of the Lake County, Indiana Records, recorded simultaneously herewith.

Property Address: 166 West Division Street, Schererville, Indiana 46375

The Grantee's Tax Mailing/Physical Address is: 204 Division Street  
Schererville, Indiana 46375

**Grantor herein certifies under oath that no Indiana Gross Income Tax is due on this transaction.**

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, grantee's heirs and assigns, that Grantor has not done or caused to be done

Special/Limited Warranty Deed Page 1 of 2  
Property Address: 166 West Division Street, Schererville, Indiana 46375

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 13 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

43577

AMOUNT \$ 25.00  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 11567  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
DEPUTY MB

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anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The Grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date: December 4, 2017.

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

By: [Signature]  
Sonia Capi  
Its: Assistant Secretary



State of California the Lake County of Orange, ss:

Be it remembered, that on this 4th day of December, 2017, before me, the subscriber, a Notary Public in and for said county and State, personally came Nationstar Mortgage LLC d/b/a Champion Mortgage Company, by and through Sonia Capi, its Assistant Secretary, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.



[Signature]  
Notary Public  
My Commission Expires: December 17, 2019

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.  
Jeff Rupert.

This instrument prepared by: Sonia Capi  
Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company  
8950 Cypress Waters Boulevard  
Coppell, Texas 75019

Return Recorded Instrument to:  
PRISM Title & Closing Services, Ltd.  
7900 Tanners Gate Lane  
Florence, Kentucky 41042  
File # 01701632

Special/Limited Warranty Deed  
Property Address: 166 West Division Street, Schererville, Indiana 46375

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document