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2020-024547

2020 May 5

8:31 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

AFTER RECORDING RETURN TO:
Bay National Title Co.
13577 Feather Sound Drive, Ste. 250
Clearwater, FL 33762
File No. CHREO-63911

MAIL TAX STATEMENTS TO GRANTEE:
Esmeralda Zamora and Carlos Aleman
2093 Ramblewood
Highland, IN 46322

Parcel ID No.: 45-07-32-452-003.000-026

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 5 day of February, 2020, by and between **Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III**, whose address is P.O. Box 2741, Seal Beach, CA 90740 hereinafter referred to as Grantor(s) and **Esmeralda Zamora and Carlos Aleman, married to each other**, whose address is 2093 Ramblewood, Highland, IN 46322, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of THREE HUNDRED NINE THOUSAND NINE HUNDRED AND 00/100 (\$309,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Lake County, INDIANA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

PROPERTY COMMONLY KNOWN AS: 2093 Ramblewood, Highland, IN 46322

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Instrument Number 2019 036545, Recorded: 06/19/2019

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

Grantor hereby warrants to the Grantee(s) that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. Grantor's warranty is binding upon the Grantor, its successors and assigns.

PROPERTY IS SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAY 04 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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EM

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 5 day of February, 2020.

Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III By: American Mortgage Investment Partners Management, LLC, as Attorney in Fact

BY: [Signature]
PRINT NAME: Name: Johanna Hernandez
TITLE: Title: Asset Manager

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said county and state personally appeared _____, the _____ on behalf of **American Mortgage Investment Partners Management, LLC, as Attorney in Fact for Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III**, the Grantor(s) herein and acknowledged the execution of the foregoing Instrument for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this _____ day of _____.

See Attached Notary Acknowledgement Certificate

Notary Public
Printed Name: _____
My Commission Expires: _____
A Resident of _____ County, State of _____

Prepared by:
RYAN P. WORDEN, ESQ.
1111 E 54th Street, Suite 120
Indianapolis, IN 46220
7166343405

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.

RYAN P. WORDEN, ESQ.

No title exam performed by the preparer. Legal description and party's names provided by the party.

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.

State of California

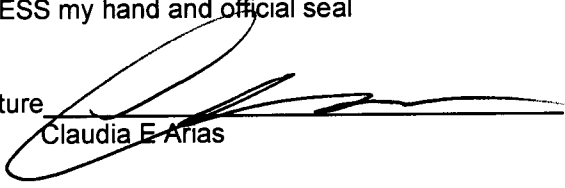
County of Orange

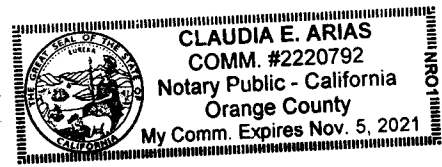
On 02/05/2020 before me, Claudia E Arias, the undersigned Notary Public, personally appeared Johanna Hernandez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature


Claudia E Arias



(Seal)

EXHIBIT A
LEGAL DESCRIPTION

LOT 16 IN WHISPERING OAKS ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77 PAGE 93, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL ID NUMBER: 45-07-32-452-003.000-026

PROPERTY COMMONLY KNOWN AS: 2093 RAMBLEWOOD, HIGHLAND, IN 46322