

NOT AN OFFICIAL DOCUMENT

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06/28/2022 03:00 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 6

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED

Jun 28 2022 cR
JOHN E. PETALAS
LAKE COUNTY AUDITOR

This document was prepared by:
LeaderOne Financial Corporation
7500 College Blvd., Suite 1150
Overland Park, KS 66210
(913) 747-4000

LOAN #: 2200357133

MANUFACTURED HOME AFFIDAVIT OF AFFIXATION RIDER

STATE OF IN

COUNTY OF Lake

This Manufactured Home Affidavit of Affixation is made this 24th day of June, 2022 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 LeaderOne Financial Corporation, 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 X Year 2000 Length 75 Width 136

Manufacturer/Make Champion Home Builders

Model Name or Model No. Radco

Serial No. 5400 938P 02456 A/B

Serial No. _____

Serial No. _____

Serial No. _____

HUD Label Number(s) TRA 485646 and TRA 485647

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



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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":
5262 Adams St, Gary

Lake, IN 46410

(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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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.

Marvin Hill 6/24/22 (Seal)
MARVIN HILL DATE

Jeannette Hill 6/24/22 (Seal)
JEANNETTE HILL DATE

State of INDIANA
County of Porter SS:

Before me the undersigned, a Notary Public for Porter
(Notary's county of residence) County, State of Indiana, personally appeared MARVIN HILL AND JEANNETTE HILL, (name of signer), and acknowledged the execution of this instrument this 24 day of June, 2022

My commission expires: 1-21-23
Annette Martinez
(Notary's signature)

County of residence: Porter
Annette Martinez
(Printed/typed name), Notary Public



Prepared by Lance Robinson
I affirm, under the penalties for perjury,
that I have taken reasonable care to
redact each social security numbers in
this document, unless required by law.
Name A. Patino

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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.

LeaderOne Financial Corporation, a Corporation

Lender

Everett-Snee

By: Authorized Signature

[Signature]
Kristy Wright

STATE OF: Kansas

COUNTY OF: Johnson

)
) SS.:

On the 28th day of June in the year 2022 before me, the undersigned, a Notary Public in and for said State, personally appeared

Kristy Wright
VP of Post Closing
LeaderOne Financial Corporation

_____ 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.

N Barrett

Official Seal:

Notary Signature

Nathanial J Barrett
Notary Printed Name



Notary Public; State of Kansas
Qualified in the County of Johnson
My Commission expires: 8-20-25

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ICE Mortgage Technology, Inc.

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Initials: [Signature]
GMANARDU 117
GMANARDU (CLS)
06/22/2022 03:09 PM PST



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EXHIBIT "A"

Property Address: 5262 Adams Street, Gary, IN 46410

File No.: 22-17383

A part of the South 1/2 of the North 1/2 and the South 1/2 of Lot 1, taken as a tract, in Block 7, in Broadway Home Acres, in the City of Gary, as per plat thereof, recorded in Plat Book 16, page 17, in the Office of the Recorder of Lake County, Indiana, described as follows: Commencing at the Southeast corner of said Lot 1; thence North 00 degrees 00 minutes 43 seconds East along the East line of said Lot 1 a distance of 100.77 feet to the place of beginning of the tract herein described, said point of beginning being located on the West line of Adams Street a distance of 79.77 feet North of the North line, as now located, of West 53rd Avenue; thence continuing North 89 degrees 04 minutes 14 seconds West a distance of 136.36 feet to a point in the West line of said Lot 1; thence North 00 degrees 00 minutes 43 seconds East along said West line a distance of 75.00 feet to a point; thence South 89 degrees 04 minutes 14 seconds East a distance of 136.36 feet to a point in the East line of said Lot 1; thence South 00 degrees 00 minutes 43 seconds West along said West line a distance of 75.00 feet to the place of beginning.

The Property address and/or tax parcel identification number(s) listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Office of Lake County Recorder