

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-543854
10/28/2022 11:01 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH, **Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 Asset-Backed Certificates Series 2003-FF5, by PHH Mortgage Corporation its attorney-in-fact (Grantor)**, CONVEYS AND SPECIALLY WARRANTS to **Keith Nederhoed, a married person (Grantee)**, for the sum of FIFTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$57,000.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, State of Indiana, to-wit:

PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN DESCRIBED AS: COMMENCING AT A POINT WHICH IS 815.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT AND RUNNING THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF EWEN AVENUE, A DISTANCE OF 223.5 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 66 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF EWEN AVENUE, A DISTANCE OF 223.5 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST HALF 66 FEET, TO THE PLACE OF BEGINNING IN LAKE COUNTY, INDIANA

Common Address: 5908 West 41st Avenue, Gary, Indiana 46408

Parcel ID No.: 45-07-25-152-022.000-001

Grantee takes subject to taxes assessed in 2022, payable in 2023, and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected signor of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected signor, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.

Property Address: 5908 West 41st Avenue, Gary, IN 46408 (Lake)

Exhibit "A"

Legal Description:

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, INDIANA, TO WIT:

PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN DESCRIBED AS: COMMENCING AT A POINT WHICH IS 815.2 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT AND RUNNING THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF EWEN AVENUE, A DISTANCE OF 223.5 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 66 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF EWEN AVENUE, A DISTANCE OF 223.5 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST HALF 66 FEET, TO THE PLACE OF BEGINNING IN LAKE COUNTY, INDIANA

Seller Name:

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 Asset-Backed Certificates Series 2003-FF5, by PHH Mortgage Corporation its attorney-in-fact

Signature of Seller

 (10/25/2022)

Jacqueline S. Michaelson, Contract Management Coordinator
Printed Name of seller name

Grantor's Address:

C/O PHH Mortgage Corporation, 1661 Worthington Rd, Ste. 100, West Palm Beach, FL 33409

Property address: 5908 West 41st Avenue, Gary, IN 46408

Grantees Name: Keith Nederhoed

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 25th day of October, 2022.

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 Asset-Backed Certificates Series 2003-FF5, by PHH Mortgage Corporation its attorney-in-fact

By: Jacqueline S. Michaelson

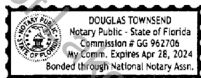
Title: Jacqueline S. Michaelson, Contract Management Coordinator

STATE OF FLORIDA
COUNTY OF PALM BEACH) SS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 25th day of October, 2022, by Jacqueline S. Michaelson, the Contract Management Coordinator (title) of PHH Mortgage Corporation its attorney-in-fact for Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee for First Franklin Mortgage Loan Trust 2003-FF5 Asset-Backed Certificates Series 2003-FF5, who is personally known to me or who has produced N/A as identification and who did not take an oath.

POA recorded simultaneously herewith.

MY COMMISSION EXPIRES:



DAT
NOTARY PUBLIC, a resident of
PALM BEACH County

NAME PRINTED: Douglas Townsend

Special Warranty Deed
5908 West 41st Avenue
Gary, Indiana 46408
Parcel No. 45-07-25-152-022.000-001
POA recorded simultaneously herewith

Grantee's Address and
After Recording Return To:

Keith Nederhoed
306 48th Street Southeast
Kentwood, MI 49548

Send Subsequent Tax Bills To:

Keith Nederhoed
306 48th Street Southeast
Kentwood, MI 49548

This instrument was prepared by:

Eric Feldman, Esq.
1349 Galleria Drive
Henderson, Nevada 89014
(702) 736-6400

This instrument prepared by Eric Feldman, Attorney at Law, 1349 Galleria Drive, Henderson, Nevada 89014, at the specific request of Affiant and based solely on information supplied by Affiant. The preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from information provided. Affiant accepts this **DISCLAIMER** by Affiant's execution and acceptance hereof. 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. **Eric Feldman**.

Property Address: 5908 West 41st Avenue, Gary, IN 46408 (Lake)