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M-PGP
ONLY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

DEC 17 2015

R. Mark Burt
Auditor, Clark County

201522423 WD \$20.00
12/17/2015 01:10:32P 3 PGS
Zachary Payne
Clark County Recorder IN
Recorded as Presented



After recording return to:
PGP Title
2728 N. Harwood, 3rd Floor
Dallas, TX 75201
ATTN: Branch Support Center

File No.: IN-086363

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED ("Deed") is made and entered into on this 11th day of December, 2015, by and between Pulte Homes of Ohio, LLC, a Michigan limited liability company with an address of 10035 Forest Green Blvd., Louisville, KY 40223 (the "**Grantor**"), and Christopher N. Payne, a single man, whose address: 3188 Red Barn Loop, Jeffersonville, IN 47130 (the "**Grantee**").

WITNESSETH

For the sum of One Hundred Twenty-Nine Thousand And No/100 Dollars (\$129,000.00), and other good and valuable consideration, the receipt of sufficiency of which are acknowledged, Grantor grants and conveys to Grantee in fee simple, with covenant of **General Warranty**, that certain real property (the "**Property**") located in Clark County, Indiana, and more described as follows:

Lot No. 180C, in The Village at Armstrong Farm Subdivision Section 2, as per plat thereof, recorded October 1, 2004 in Plat Book 13, Page 72, revised by Surveyor's Plat Correction Affidavit, recorded September 16, 2005 as Instrument No. 200520719, further revised by Minor Subdivision Plat recorded July 27, 2010 as Instrument No. 201013160, further revised by Minor Plat of The Village at Armstrong Farm Revision of Section 2, Lots 149-171, recorded June 25, 2012 in Plat Book 15, Page 70, further revised by Revised Minor Plat of The Village at Armstrong Farm Revision of Section 2, Lots 149A-166A, recorded September 10, 2012 in Plat Book 15, Page 74, further revised by The Village at Armstrong Farm Revision of Section 2, Lots 145-148, 175-190, 261 and 262, recorded November 18, 2013 in Plat Book 16, Page 4 and further revised by the Minor Plat of The Village at Armstrong Farm Revision of Section 2, Lots 164-171, 174-188 and 262, recorded June 10, 2014 in Plat Book 16, Page 15, all in the Office of the Recorder of Clark County, Indiana.

BEING a portion of the same property conveyed to PULTE HOMES OF OHIO, LLC, a Michigan limited liability company, by Deed dated August 22, 2014 and recorded September 3, 2014 as Instrument No. 201414994, in the Office of the Recorder of Clark County, Indiana.

PROPERTY ADDRESS: 3188 Red Barn Loop, Jeffersonville, IN 47130
Property Parcel I.D. No.: 10-04-03-500-997.000-005

TO HAVE AND TO HOLD, in fee simple, together with rights, privileges, appurtenances and improvements thereunto belonging, unto the Grantees, their successors and assigns forever.

Grantor covenants, warrants and represents that Grantor is lawfully seized of the Property, that Grantor has full right, power and authority to convey the Property, and that the Property is free and clear of all taxes, liens and encumbrances, except (a) government laws, rules, regulations and restrictions affecting the Property; (b) the lien of current ad valorem taxes not yet due and payable, and (c) all easements, restrictions, covenants and stipulations affecting the Property.

For the purposes of KRS 382.135, Grantor and Grantee, by execution of this Deed, certify that the consideration reflected in this Deed is the full consideration paid for the Property.

Pursuant to KRS 382.135(1)(c), Property tax bill for the year stated above and the following years should be sent in care of Christopher N. Payne, a single man, 3188 Red Barn Loop, Jeffersonville, IN 47130.

IN TESTIMONY WHEREOF, Grantor and Grantees have executed this Deed as of the date above written.

GRANTOR:

Pulte Homes of Ohio, LLC, a Michigan limited liability company

BY: Tressa Bivens
Tressa Bivens
Sales Administrator

GRANTEE:

Christopher N. Payne
Christopher N. Payne

STATE OF Kentucky)
COUNTY OF Jefferson)

The foregoing instrument, including the consideration certificate contained here, was subscribed, sworn to and acknowledged before me this December 11, 2015 by Tressa Bivens, Sales Administrator of Pulte Homes of Ohio, LLC, a Michigan limited liability company, for and on behalf of said limited liability company.

[Signature]
Notary Public, State-at-Large, Kentucky
My Commission Expires:
(SEAL)

Belinda K. Buchanan
Notary Public
Kentucky, State at Large
My commission expires: June 12, 2018

STATE OF Indiana)
COUNTY OF Clark)

The foregoing instrument, including the consideration certificate contained therein, was subscribed, sworn to and acknowledged before me before this December 11, 2015 by Christopher N. Payne.

[Signature]
Notary Public, State-at-Large, Kentucky
My Commission Expires: 8/1/17
(SEAL)

This instrument prepared by:
Kelly Terwilliger, Attorney
9520 Ormsby Station Road, Suite 100
Louisville, Kentucky 40223

JENNIFER L. BURRIS
Clark County
My Commission Expires
August 1, 2017

CONSIDERATION CERTIFICATE

We, the undersigned, do hereby certify, pursuant to KRS Chapter 382.135 that the consideration reflected in this deed is the actual consideration of the property. We further certify our understanding that falsification of the state consideration of the property is a Class D Felony, subject to one to five years imprisonment and fines up to \$10,000.00

SALES PRICE: \$129,000.00

GRANTOR(S) MAILING ADDRESS: 10035 Forest Green Blvd., Louisville, KY 40223

GRANTESS(S) MAILING ADDRESS: 3188 Red Barn Loop, Jeffersonville, IN 47130

Pulte Homes of Ohio, LLC, a Michigan limited liability company

BY: Tressa Bivens
Tressa Bivens
Sales Administrator

Christopher N. Payne
Christopher N. Payne

②18-ETW

Hoeker & Associates

Richard P. Jones
CLARK COUNTY RECORDER
Filed for Record as Presented
I 201218566
C2 Date 09/21/2012
Page 1 of 2
Time 16:21:54 2P



ORIGINAL

State of Indiana

FHA Case No.: 151-872100

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: The Secretary of Housing and Urban Development, or his successors, party of the first part, and his/her/their heirs and assigns, party(ies) of the second part (hereinafter called "Grantor"), conveys and specially warrants against all persons claiming by, through, or under him to **Christopher Payne, individual** (hereinafter called "Grantee") for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, the receipt thereof is hereby acknowledged, the following described real estate in the State of Indiana, County of Clark, to-wit:

Being Lot One Hundred Sixteen (116), the Village at Armstrong Farm, Section 2, Plat of which is of record in Plat Book 13, Page 72, in the Office of the Recorder of Clark County, Indiana.

Parcel Number: 10-04-03-500-390.000-005 004-130-0201

Property Address: 3904 Shephards Run, Jeffersonville, IN 47130

Tax Mailing Address: 3904 Shephards Run, Jeffersonville, IN 47130

Grantee Address: 3904 Shephards Run, Jeffersonville, IN 47130

THIS DEED IS NOT TO BE EFFECTIVE UNTIL 09/17/12.

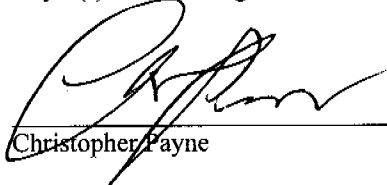
BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

GRANTOR certifies that he acts in his capacity as agent for the United States of America and that no Gross Income Tax is due or payable in respect to any transfer made by this deed.

The undersigned has set his hand and seal as the authorized agent for and on behalf of the said Secretary of Housing and Urban Development under authority and by virtue of the delegation of authority published at 70 FR 43, 171 (July 26, 2005).

Buyer(s) Acknowledgement


Christopher Payne

NOT ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

SEP 21 2012


Auditor, Clark County

Witnesses:

Gill
Ann Meier

Secretary of Housing and Urban Development

By: U. Jefferson

Printed Name: Ursula Jefferson

Title: Designated Signatory for
Pemco, Ltd.
Authorized Agent of the U.S.
Department of Housing and Urban
Development

STATE OF GA)
COUNTY OF Fulton) §:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Ursula Jefferson, a Designated Signatory for Pemco, Ltd., Authorized Agent of the U.S. Department of Housing and Urban Development, and the person who executed the foregoing instrument bearing the date of 9/11/2012 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43, 171 (July 26, 2005), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

WITNESS my hand and official seal, this 11 day of Sept, 2012.

(OFFICIAL SEAL)



NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

Nicholas A. Rice
NOTARY PUBLIC

My Commission Expires: 2/7/2015

County of Residence: Fulton

Tax Mailing Address: 3904 Shephards Run, Jeffersonville, IN 47130

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. (Janet Davis Hocker)

This instrument was prepared by:
Janet Davis Hocker
Return Deed to:
HOCKER & ASSOCIATES
7202 N. Shadeland Ave., Suite 207
Indianapolis, IN 46250