

26-4-20203

INDIANA

① Key # 09-11-056-0034

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, THAT TOGO D. WEST, JR., ACTING SECRETARY of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, D.C. 20420, CONVEYS AND WARRANTS TO RICKY J. WELLS AND TRACE EMBRY, 1835 COLFAX ST., GRIFFITH, IN 46319 of LAKE County, Indiana, for the sum of ten dollars (\$10) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described property in LAKE County, Indiana, to wit:

The East 289.78 feet by parallel lines of the South 130 feet, by parallel lines of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 35 North, Range 9 West of the 2<sup>nd</sup> Principal Meridian, in Lake County, Indiana.

Subject to the 1997 taxes, due and payable in 1998, and all subsequent taxes; also subject to all public improvement assessments, if any, and also subject to all sewer use or sewer service charges, if any.

Subject also to all limitations, conditions, covenants, and restrictions, if any in the chain of title to the property hereby conveyed and also subject to all highways, easements, rights-of-way, use, building, building line, plat and zoning restrictions, if any.

Grantor certifies that no Indiana Gross Income Tax is due or payable with respect to the transfer made by this deed.

Grantor warrants the title to said property against the lawful claims of any and all persons claiming or to claim the same or any part thereof by, through or under Grantor.

IN WITNESS WHEREOF, Grantor, on this the 7 day of January 1998, has caused this instrument to be signed and sealed in his/her name and on his/her behalf by the undersigned Officer, being thereunto duly appointed, qualified, and acting pursuant to sections 512 and 3720 of title 38 U.S.Code, and sections 36.4342 and 36.4520 of title 38, Code of Federal Regulations, and who is authorized to execute this instrument



**SECRETARY OF VETERANS AFFAIRS**

By David Polikoff  
DAVID POLIKOFF,  
Assistant Loan Guaranty Officer of the  
Department of Veterans Affairs  
VA Regional Office  
Indianapolis, IN 46204  
Telephone Number: (317) 226-7811

STATE OF INDIANA

ss:

County of MARION

Before me, the undersigned, a Notary Public in and for said County and State, this date personally appeared DAVID POLIKOFF, Assistant Loan Guaranty Officer of the Department of Veterans Affairs, an agency of the United States Government, and acknowledged the execution of the foregoing deed.

Witness my hand and Notarial Seal this 7 day of January, 1998.

My Commission Expires August 15, 1998

Peggy Dozier SEAL)  
PEGGY DOZIER Notary Public  
A resident of Marion County

THIS DEED WAS PREPARED BY RANDALL E. PRICE  
ATTORNEY FOR THE DEPARTMENT OF VETERANS AFFAIRS

Let to:

NATIONS TITLE AGENCY  
OF INDIANA, INC.  
2646 HIGHWAY AVE. • SUITE #207  
HIGHLAND IN 46322

See bills to:

R. Laird  
1835 S. Colfax  
GRIFFITH IN 46319.

9725260  
Clt # 17057  
1/02  
X/M

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