

26-4-16067

2000 060310

STATE OF INDIANA
FILED FOR RECORDING IN INDIANA

2000 AUG 21 AM 11:14

SPECIAL WARRANTY DEED

MORRIS W. CARTER
RECORDER

THIS INDENTURE WITNESSETH, THAT HERSHEL W. GOBER, 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 JAMES FELTON, 6333 Nevada Ave., Hammond, IN 46323 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:

Lot 31, except the South 24 1/2 feet thereof, all of Lot 32, Lot 33, except the North 4 1/2 feet thereof, Block 2, I. F. Pritchard's 1st Addition to the City of Hammond, Indiana, as shown in Plat Book 10, page 28, Lake County, Indiana.

Subject to the November installment of the 1999 taxes due and payable on or before the 10th day of November 2000, 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.

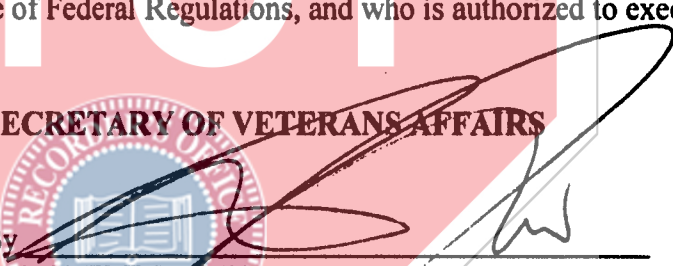
IN WITNESS WHEREOF, Grantor, on this the 1 day of August 2000, has caused this instrument to be signed and sealed in his/her name and on his/her behalf by the undersigned Officer, being thereunto duly appointed, qualified, and acting pursuant to sections 512 and 3720 of title 38 U.S.Code, and sections 36:4342 and 36:4520 of title 38, Code of Federal Regulations, and who is authorized to execute this instrument.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 21 2000

PETER BENJAMIN
LAKE COUNTY AUDITOR

SECRETARY OF VETERANS AFFAIRS

By 
ROBERT J. AMT,
Assistant Loan Guaranty Officer of the
Department of Veterans Affairs
VA Regional Office
Indianapolis, IN 46204
Telephone Number: (317) 226-7811

STATE OF INDIANA

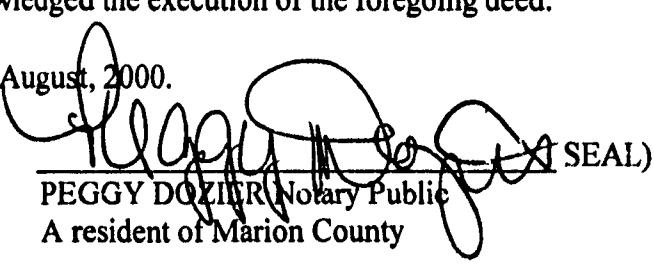
ss:

County of MARION

Before me, the undersigned, a Notary Public in and for said County and State, this date personally appeared ROBERT J. AMT, 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 1 day of August, 2000.

My Commission Expires August 15, 2006


PEGGY DOZIER (Notary Public
A resident of Marion County)

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

C1440

15.00
CS
CP



Official Stamp

ST. JOHNS COUNTY
FILED

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MORRIS W. CARTER
RECORDER

Document Mail Back to Information Sheet

This is where you want the recorded document sent back to when it has completed the recording process.

Name James L. Felton

Address 6333 Nevada Ave.

City St Zip Hammond In 46323

Telephone 719-989-1283

Signature Printed James Felton

Signature Written _____

Date of Signature _____

Check Number _____

Check Amount 15.00 / 05

Office Use Only

Check Equals Amount Due Yes No

Total _____

Initials _____