## 26-26-6-0591052

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT ANTHONY J. PRINCIPI, 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 THOMAS P. STEFANIAK, JR., 160 DEER TRAIL DRIVE, DYER, INDIANA 46311 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:

SEE EXHIBIT A

20) 13-120-127

Subject to the November installment of the 2002 taxes, due and payable on or before the 10<sup>th</sup> day of November 2003, 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 18th day of September, 2003, 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

ROBERT J. AMT

Assistant Loan Guaranty Officer of the

Department of Veterans Affairs

VA Regional Office

Indianapolis, IN 46204

STATE OF INDIANA ) Telephone Number: (317) 226-7022

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 18th day of September, 2007

My Commission Expires NOVEMBER 16, 2009

Notary Public

30 2002

CHALLENTERED FOR TAXATION SUB-

MYRA L. DUPASKI

A resident of Marion County DUNT ATIGLICA

THIS DEED WAS PREPARED BY LAWRALL E. PAICE ATTORNEY FOR THE DEPARTMENT OF VETERANS AFFAIRS

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## EXHIBIT A

1803 CHELSEA STREET, OAK MANOR CONDOMINIUM, PHASE II, A HORIZONTAL PROPERTY REGIME, AS CREATED BY DECLARATION OF CONDOMINIUMS RECORDED MAY 8, 1974 AS DOCUMENT NO. 250487, AND AMENDMENT THERETO RECORDED FEBRUARY 20, 1975 AS DOCUMENT NO. 289219 AND SECOND AMENDMENT THERETO, RECORDED AUGUST 9,1976 AS DOCUMENT NO. 363730 AND THIRD AMENDMENT THERETO, RECORDED MAY 19, 1980 AS DOCUMENT NO. 583906, AND ANY AMENDMENTS THERETO, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPERTAINING THERETO.

