

2013 050244

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2013 JUL 11 AM 8:42
MICHAEL B. BROWN
RECORDER

2

State of Indiana

FHA Case No.: 151-909103

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH: Secretary of Housing and Urban Development of Washington, D.C., 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 **HOLLIS D. MANNA, Single** (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 LAKE to-wit:

PART OF TRACT 1 IN PHASE ONE OF PEBBLE BROOKS, A PLANNED UNIT DEVELOPMENT IN CROWN POINT, INDIANA, AS SHOWN IN PLAT BOOK 069, PAGE 39 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, WHICH PART OF SAID TRACT 1 IS DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERNLY MOST CORNER OF SAID TRACT 1, THENCE NORTH 35 DEGREES 36' 28" EAST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 99.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 35 DEGREES 36' 28" EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 41.00 FEET TO THE NORTHERN MOST CORNER OF SAID TRACT 1; THENCE SOUTH 34 DEGREES 23' 32" EAST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT 1, A DISTANCE OF 63.00 FEET; THENCE SOUTH 75 DEGREES 30' 38" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE CURVED WESTERLY LINE OF VAN BUREN STREET (40' R/W), THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF VAN BUREN STREET, ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 300 FEET, AN ARC DISTANCE OF 20.47 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF VAN BUREN STREET, ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 160.0 FEET, AN ARC DISTANCE OF 30.92 FEET; THENCE NORTH 34 DEGREES 23' 32" WEST, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID TRACT, 102.39 FEET TO THE POINT OF BEGINNING.

Parcel Number: 45-12-33-201-002.000-029

Property Address: 9312 Van Buren Street, Crown Point, IN 46307

Tax Mailing Address: 9312 Van Buren Street, Crown Point, IN 46307

Grantee Address: 9312 Van Buren Street, Crown Point, IN 46307

THIS DEED IS NOT TO BE EFFECTIVE UNTIL JUNE 27, 2013

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 Secretary of Housing and Urban Development under authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 10 2013

13561

BUYER(S) ACKNOWLEDGEMENT:

[Handwritten Signature]

Hollis D. Manna

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

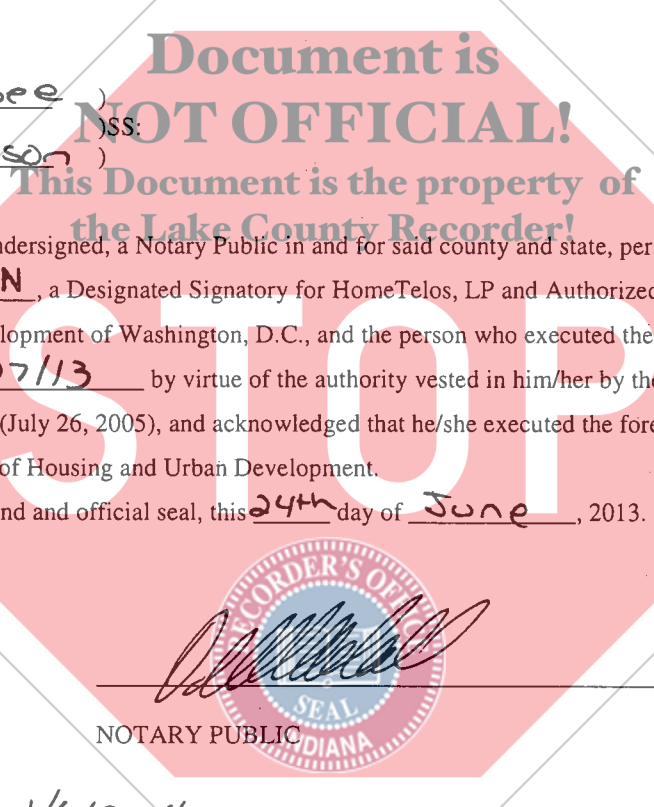
AMOUNT \$ 18-
CASH _____ CHARGE _____
CHECK# 47099
OVERAGE 1
COPY _____
NON-CONF _____
DEPUTY CB

Secretary of Housing and Urban Development
Contractor for C-OPC-23632

By: Ron Hutchison
Sign For HUD by: Ron Hutchison, Senior Project Manager
Print

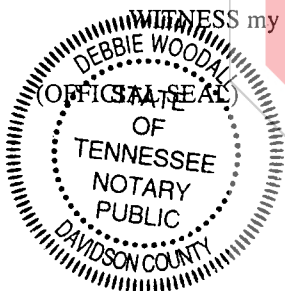
Title: Designated Signatory for
HomeTelos, LP, HUD's Asset
Management Company

STATE OF Tennessee)
COUNTY OF Davidson)



Before me, the undersigned, a Notary Public in and for said county and state, personally appeared RON HUTCHISON, a Designated Signatory for HomeTelos, LP and Authorized Agent for the Secretary of Housing & Urban Development of Washington, D.C., and the person who executed the foregoing instrument bearing the date of 6/27/13 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (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 24th day of June, 2013.



Debbie Woodall
NOTARY PUBLIC

My Commission Expires: 1/6/2014

County of Residence: Davidson

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.

Jeffrey R. Slaughter, Attorney at Law, 8310 Allison Pointe Boulevard, Suite 204, Indianapolis, Indiana 46250

This instrument was prepared by:
Jeffrey R. Slaughter, Attorney at Law
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Indianapolis, Indiana 46250
Telephone (317)-579-0816