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2013 089309

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 DEC -4 PM 1:11

MICHAEL B. BROWN
RECORDER

State of Indiana

FHA Case No.: 151-620134

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 **PHOENIX INVESTMENTS HOLDINGS 2 LLC** (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:

LOTS 7, 8 AND THE NORTH 1/2 OF LOT 9 IN BLOCK 19 IN SECOND SUBDIVISION OF EAST GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number: 45-09-18-461-006.000-021 AND 45-09-18-461-007.000-021

Property Address: 2823 Hamilton St, Lake Station, IN 46405

Tax Mailing Address: 3321 Michigan St, Hobart, IN 46342

Grantee Address: 3321 Michigan St, Hobart, IN 46342

THIS DEED IS NOT TO BE EFFECTIVE UNTIL OCTOBER 8, 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 said Secretary of Housing and Urban Development under authority and by virtue of the delegation of authority published at 70 FR 43171 (July 26, 2005).

BUYER(S) ACKNOWLEDGEMENT:

[Handwritten signature]
~~Phoenix Investments Holdings 2 LLC~~
By: *Sharad Mehta* Authorized Signer
Its: mehta

\$ 18

CR# 50413

[Handwritten mark]

E

JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

006792

DEC-03-2013

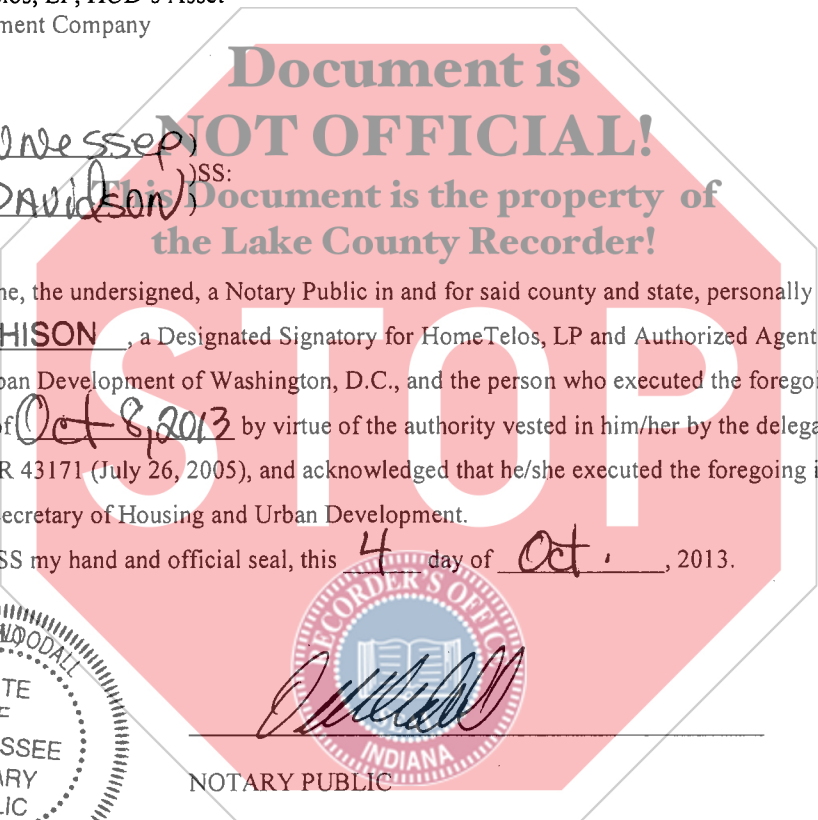
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Secretary of Housing and Urban Development
HomeTelos, LP as Asset Manager
Contractor for C-OPC-23632

By: [Signature]
Sign
For HUD by: Ron Hutchison
Ron Hutchison, Senior Project Manager

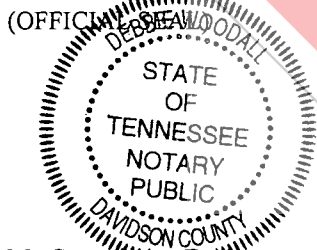
Title: Designated Signatory for
HomeTelos, LP, HUD's Asset
Management Company

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 Oct 8, 2013 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 4 day of Oct, 2013.



[Signature]
NOTARY PUBLIC

My Commission Expires: 1/6/14

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