

2014 001896

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 JAN 14 AM 11:13

MICHAEL B. BROWN
RECORDER

2

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, The Secretary of Veterans Affairs, an officer of the United States of America, whose address is DEPARTMENT OF VETERANS AFFAIRS, 810 VERMONT AVE NW, WASHINGTON, DC 20420, ("Grantor") CONVEYS AND SPECIALLY WARRANTS to CHY Holdings, LLC and Yura Sargsyan, ("Grantee(s)") for the sum of \$69,422.00, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

LOT 14 IN BROADRIDGE 3RD ADDITION TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 76, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Being the same property conveyed to Grantor by instrument recorded on 3/20/2013 at 2013 021058 in the records of Lake County, Indiana.

Commonly known as 319 West 40th Lane, Griffith, IN 46319.

Tax Parcel ID: 45-07-26-151-028.000-006

Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

It is understood and agreed by the parties hereto that the title to the Real Estate herein conveyed is warranted only insofar as it might be affected by any act of the Grantor during its ownership and not otherwise.

[Signature Page Follows] REO 34243

PTS 13-7144
WHEN RECORDED RETURN TO:
PROFESSIONALS' TITLE SERVICES, LLC
9195 BROADWAY
MERRILLVILLE, IN 48410

Mail Tax bills to And Grantees Address
2310 Fallingwater Court
Santa Clara, CA 95054



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 14 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

00068

180
PTS
PJ
CK 1132

GRANTOR: THE SECRETARY OF VETERANS AFFAIRS
An Officer of the United States of America

By: *Rhonda Daniels*
Rhonda Daniels AVP

Printed Name, Title
By the Secretary's duly authorized property
management contractor, Vendor Resource
Management, pursuant to a delegation of authority
Found at 38 C.F.R. 36.4345(f)

ACKNOWLEDGMENT

STATE OF

Texas

COUNTY OF

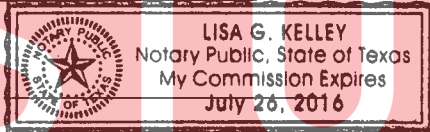
Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally
appeared *Rhonda Daniels AVP* on behalf of Vendor Resource Management who is the
Secretary's duly authorized property Management contractor pursuant to a delegation of authority
found at 38 C.F.R. 36.4345(f) to me known or has shown _____ as identification,
and is the person who executed the foregoing instrument on behalf of the Secretary of Veterans
Affairs, and acknowledged that he/she executed the same as the free act and deed of said
Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of
Texas aforesaid, this *31* day of *Dec*, 2013.

Notary Public

My Commission Expires:



Prepared by:

A. Beatrice Travis, 1915 Southern Ave, Indianapolis, IN 46201

Grantee's Address and Tax Billing Address:

2310 Falling Water Ct., Santa Clara, CA 95054
(if blank, closing agent must complete)

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. A. Beatrice Travis, Esquire

Prepared without benefit of title review. The preparer has not had any contact with the Grantor or Grantee(s), and did not provide legal advice to any party. Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.