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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 049409

2014 AUG 18 AM 9:55
COMMUNITY TITLE COMPANY
FILE NO. 140459
MICHAEL B. BROWN
RECORDER

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 Avenue NW, Washington, DC 20420, ("Grantor") CONVEYS AND SPECIALLY WARRANTS to Juan Mendoza, whose address is 2716 S. Hancock St., Lake Station, IN 46405 ("Grantee(s)") for the sum of \$29,000.00, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Lot 25, in Block 26, in Second Subdivision to East Gary, now Lake Station, as per plat thereof, recorded in Plat Book 7 page 25, in the Office of the Recorder of Lake County, Indiana. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 11/21/2013 at Instrument No. 2013 087032 in the records of Lake County, Indiana.

Commonly known as 2738 Henry Street, Lake Station, IN 46405. This address is provided for informational purposes only.

Tax Parcel ID: 45-09-18-477-006.000-021

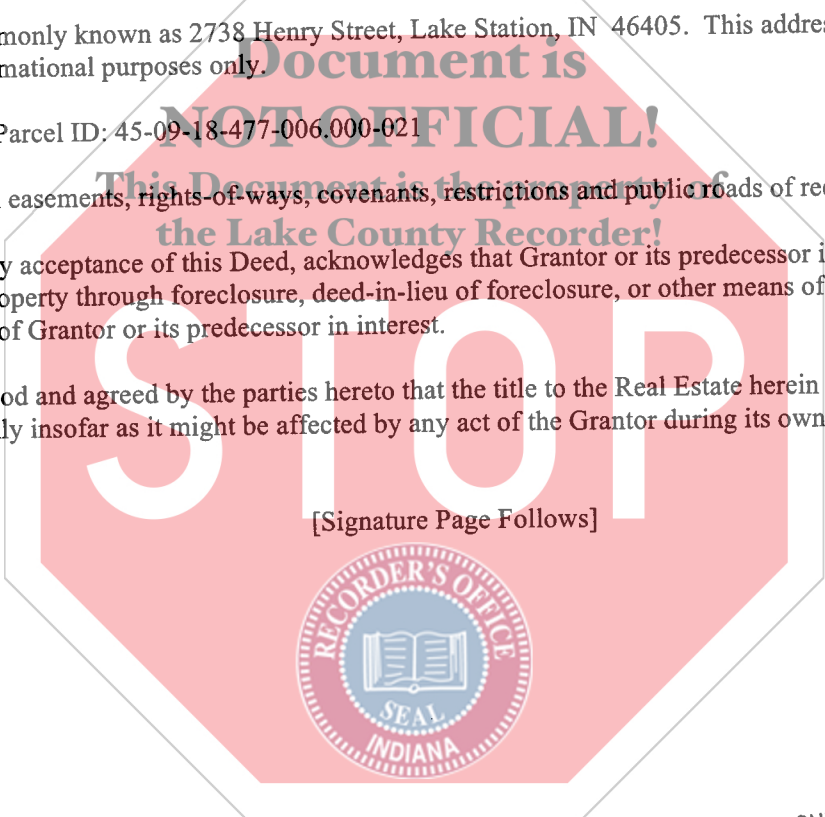
Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

Grantee(s), by acceptance of this Deed, acknowledges that Grantor or its predecessor in interest acquired title to the property through foreclosure, deed-in-lieu of foreclosure, or other means of enforcement of a lien in favor of Grantor or its predecessor in interest.

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 51491



03544

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 15 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Handwritten signature: 18 AM EBR

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

By:

Monela Daniels
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*

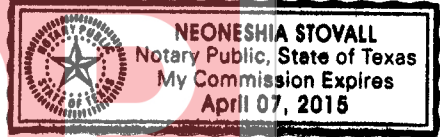
COUNTY OF *Denton*

Monela Daniels ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared *Monela Daniels* 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 *Monela Daniels* 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 *5* day of *Aug*, 2014.

Neonshia Stovall
Notary Public

My Commission Expires: _____



Prepared by:

A. Beatrice Travis, 317 S. State Ave., Indianapolis, IN 46201. The Preparer is a licensed attorney in this state (without the benefit of title review). The preparer has not had any contact with the Grantor or Grantee(s), and did not provide legal advice to the Grantee(s). 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. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 300, Houston, Texas 77024/ info@betterslawfirm.com/(713) 360-6290.

Please return the recorded deed to, and send tax bills to Grantee(s) at:
2716 S. Hancock St.
Lake Station, IN 46405

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