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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 075540

2014 NOV 26 PM 12: 04

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SPECIAL WARRANTY DEED

MICHAEL S. BROWN  
RECORDER

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 Crystal F. Beeks, whose address is 5230 W 21<sup>st</sup> Avenue, Gary, IN 46406 ("Grantee(s)") for the sum of \$127,000.00, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

The property described in Exhibit "A," attached hereto and incorporated herein. The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 4/11/2014 at Instrument No. 2014 020587 in the records of Lake County, Indiana.

Commonly known as 597 W 77<sup>th</sup> Avenue, Merrillville, IN 46410. This address is provided for informational purposes only.

Tax Parcel ID: 45-12-21-201-027.000-030

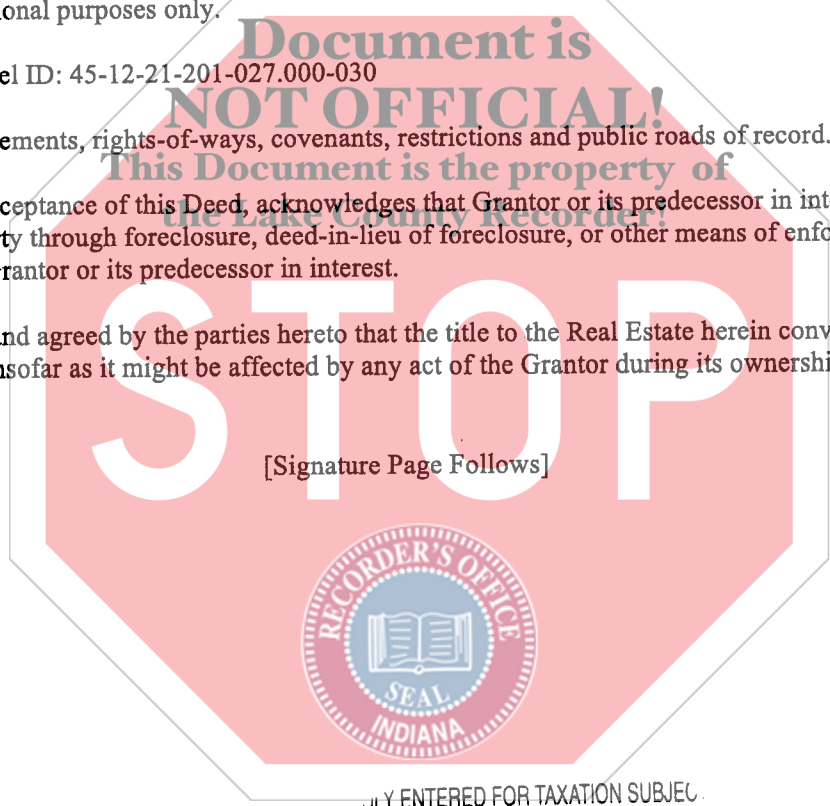
*Subject to* all easements, rights-of-ways, covenants, restrictions and public roads of record.

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.

REO 59067

[Signature Page Follows]



FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

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PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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M-34823

FILED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

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

By:

*[Handwritten Signature]*  
Arnold 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

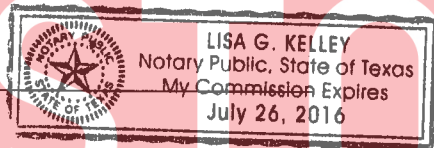
Denton

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Arnold 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 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 13 day of April, 2014

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:  
597 W 77th Avenue  
Merrillville, IN 46410

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

EXHIBIT "A"

That part of Lot 21 in Madison Meadows, Phase Two, an Addition to the Town of Merrillville, Indiana, as per plat thereof, recorded in Plat Book 99 page 95, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Southwest corner of said Lot 21; thence North 00 degrees 11 minutes 16 seconds East, 150.00 feet along the West line of said Lot 21 to the Northwest corner of said Lot 21; thence South 89 degrees 48 minutes 44 seconds East, 40.00 feet along the North line of said Lot 221 to the extension of the centerline of an existing party wall; thence South 00 degrees 11 minutes 16 seconds West, 150.00 feet along said centerline and extensions, thereof to the South line of said Lot 21; thence North 89 degrees 48 minutes 44 seconds West, 40.00 feet along said South line to the point of beginning.

