

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 001702

2017 JAN 10 AM 11:25

State of Indiana

FHA Case No.: 151-864992

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH: The Secretary of Housing and Urban Development, 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 Ryan K. Reeder, (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:

SEE ATTACHED EXHIBIT "A"

Parcel Number: State ID Number Only 45-09-20-301-004.000-016

Property Address: 3327 North Lake Park Avenue  
Hobart, IN 46342

Tax Mailing Address: 3327 North Lake Park Avenue  
Hobart, IN 46342

Grantee Address: 3327 North Lake Park Avenue  
Hobart, IN 46342

THIS DEED IS NOT TO BE EFFECTIVE UNTIL

1-5-17

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et. seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et. seq.).

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 under the Redlegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.)

Buyer(s) Acknowledgment

*[Signature]*  
Ryan K. Reeder

Secretary of Housing and Urban Development

By: *[Signature]*  
Signed

Larry Sanders

As HUD's Designated Agent

Print

Title: Designated Signatory for  
Sage Acquisitions  
Authorized Agent of the  
U.S. Department of Housing and Urban Development

MTC File No.: 16-48347

HOLD FOR MERIDIAN TITLE CORP

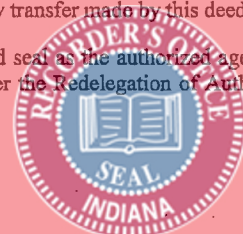
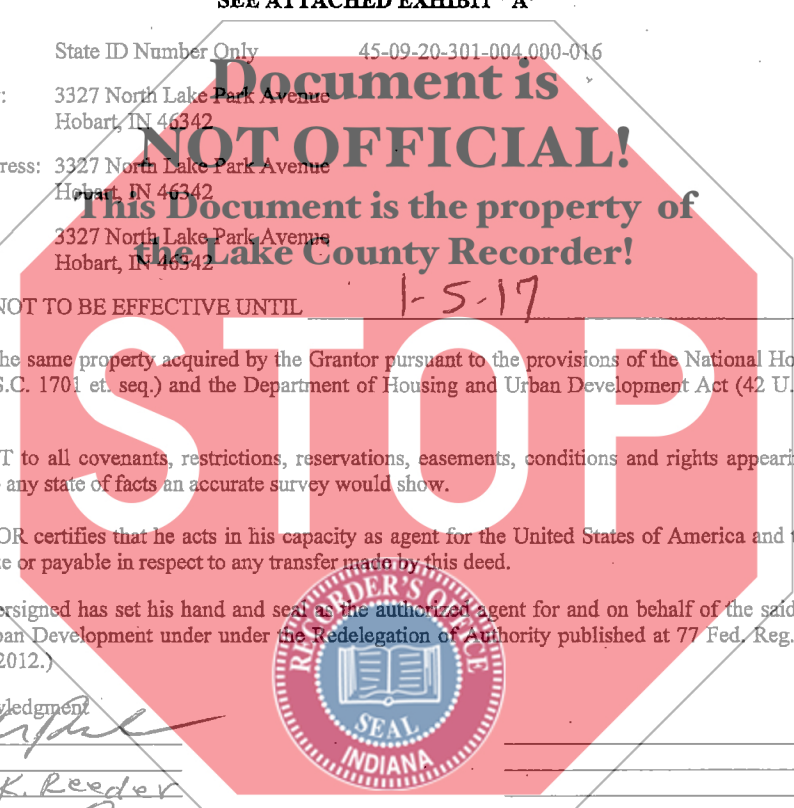
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 10 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

020211

82000  
M-T



State of GA )  
County of DeKalb )SS:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Larry Sanders, a Designated Signatory for Sage Acquisitions, Authorized Agent of the U.S. Department of Housing and Urban Development, and the person who executed the foregoing instrument bearing the date of 01/05/2017 by virtue of the authority vested in him/her under the Redelegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.), and acknowledged that he/she executed the foregoing instrument for and on behalf of the Secretary of Housing and Urban Development.

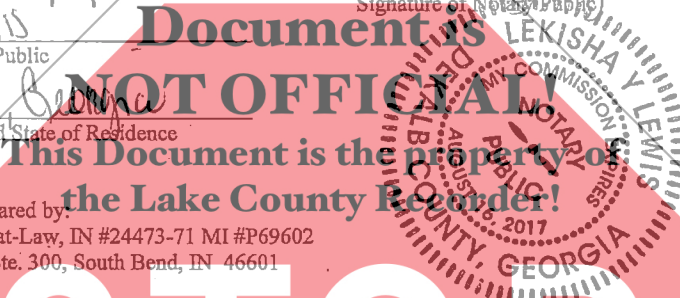
WITNESS, my hand and Seal this 30 day of December 2016.

My Commission Expires: 5/16/17

Lekisha Y Lewis  
Signature of Notary Public

Lekisha Y Lewis  
Printed Name of Notary Public

DeKalb County Georgia  
Notary Public County and State of Residence



This instrument was prepared by:  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

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. Debra A. Guy

**EXHIBIT A**

LOT 4 IN VIKING VILLAGE SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

