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MAIL TAX BILLS TO:

SPECIAL WARRANTY DEED

THE INDENTURE WITNESSETH that the CITY OF GARY, Indiana, in Gary, Lake County, State of Indiana, Grantor, Conveys and Warrants to Felix Sherwood, Grantee, of Lake County, Indiana for and in consideration of One Dollar (\$ 1.00) the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County in the State of Indiana, to-wit:

Common address: 4450 Ryan Court Gary, IN 46403

Key Number: 45-08-01-476-017.000-004

LEGAL DESCRIPTION: GLEN L RYAN'S 2ND SUB. L. 31 BL 8 SE'LY PT. L 30 BL 8 N. LINE NW'LY PT L. 32. BL 8 13FT S LINE 28FT N. LINE

Subject to taxes for the year 2018 due and payable in May and November, 2019 and thereafter, and

subject to easements and restrictions of record.

Grantor makes this conveyance subject to the following conditions, covenants and restrictions:

Grantee agrees and covenants that Grantee, its successors and assignees, shall abide by the residency and rehabilitation requirements of the City of Gary's Dollar Home Program as follows:

1. To occupy the property within 180 days.
2. To bring this property up to code within six (6) months of initial occupancy, said date being established in a certain Real Estate Agreement dated October 11, 2017 and incorporated herein by reference.
3. To continue occupancy of this property as his/her/their principal residence for a period of five (5) years after the date of initial occupancy. Principal place of residence is legally defined to mean a place of residence and Buyer can have no other place of residence during the course of the five (5) year residence period.
4. To make such other repairs and improvements to the property as may be necessary to meet minimum City of Gary Housing Code Standards for decent, safe, and sanitary housing conditions within a period of one (1) year after the date of conveyance.

Dated this 3rd day of October 2017

Felix Sherwood
(Signature)
Felix Sherwood
(Printed Name)



JOHN E. PETALAS
(Signature)
JOHN E. PETALAS
(Printed Name)
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 31 2017

(Signature)
(Printed Name)

(Signature)
(Printed Name)
031921

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and or said County and State, this 3rd day of October, 2017, personally appeared Felix Sherwood

and _____ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires Oct. 14, 2017

Signature Carrie V. Perkins

Resident of LAKE County

Printed Carrie V. Perkins

This instrument prepared by INGA LWEIS SHANNON, Attorney at Law, Attorney No.19133-45

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Inga Lewis-Shannon, Attorney at Law.

SALES DISCLOSURE NEEDED

Approved Assessor's Office

js

2017 073596

RECORDED

2017 OCT 31 PM 3:12

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

