

2019-076098

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2019 Nov 5

11:04 AM

MERIDIAN TITLE

FILE # 19-34822

TYPE OF DOCUMENT:

**Document is
NOT OFFICIAL!**

**This Document is the property of
the Lake County Recorder!**

GRANTOR/MORTGAGOR:

Secretary of Housing and Urban Development

GRANTEE:

Nelida Vargas + Ernesto Feraza Garcia

PROPERTY ADDRESS: 3967 Pierce St, Gary IN. 46408

25-RT
6782

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 **Nelida Vargas and Ernesto Peraza Garcia, Joint Tenants with Rights of Survivorship, Joint Tenants with Rights of Survivorship**, (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 45-08-28-179-009.000-004
Property Address: 3967 Pierce Street
Gary, IN 46408
Tax Mailing Address: 3967 Pierce Street
Gary, IN 46408
Grantee Address: 3967 Pierce Street
Gary, IN 46408

THIS DEED IS NOT TO BE EFFECTIVE UNTIL _____

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

Buyer(s) Acknowledgment

Nelida Vargas

Secretary of Housing and Urban Development

By: *[Signature]*
Signed

Samantha FLS
Print

Title: Designated Signatory for
Sage Acquisitions
Authorized Agent of the



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 04 2019

MTC File No.: 19-34822

Page 1 of 3

JOHN E. PETALAS
LAKE COUNTY AUDITOR

HOLD FOR MERIDIAN TITLE CORP

19-34822

30304

6782

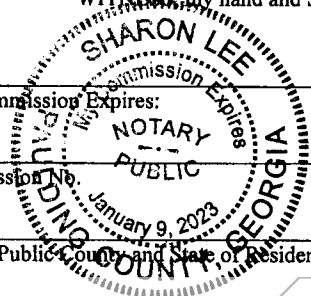
U.S. Department of Housing and Urban Development

State of GA)
)SS:
County of Fulton)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Shanaka Fils, 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 _____ by virtue of the authority vested in him/her under the Redlegation 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 28 day of October, 2019

My Commission Expires: _____
Commission No. _____
Notary Public, County and State of Residence _____



Signature of Notary Public _____
Printed Name of Notary _____

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

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. Andrew R. Drake

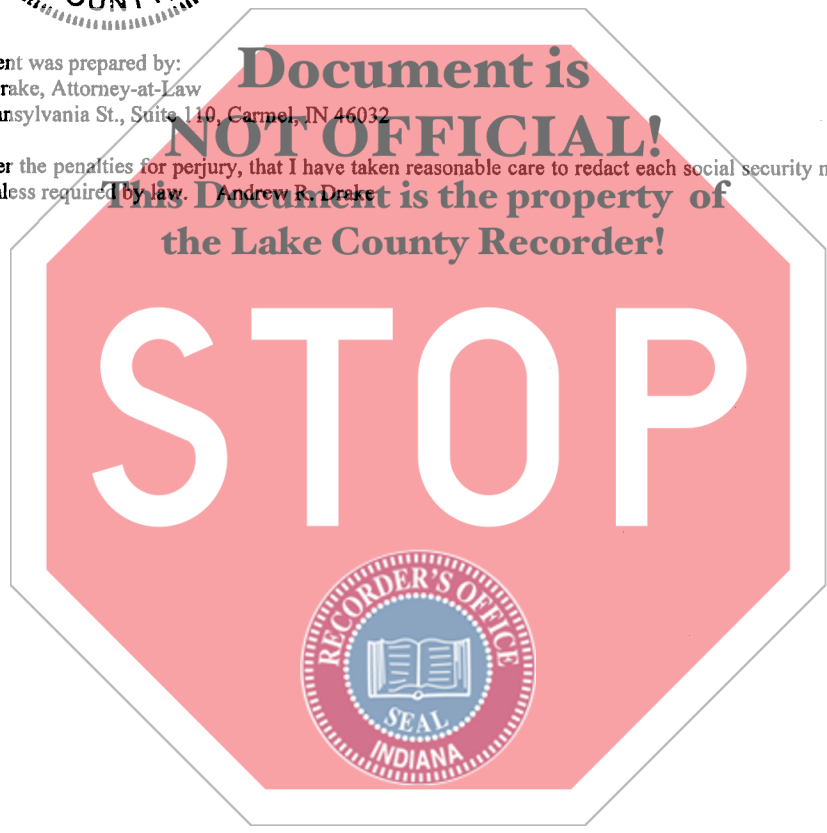


EXHIBIT A

Lot 25 and the South 1/2 of Lot 26 in Block 4 in Sanford Tubb's Second Addition to Gary, as per plat thereof, recorded in Plat Book 8 page 34 in the Office of the Recorder of Lake County, Indiana.

