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2020-073457

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

2020 Oct 14 9:31 AM

**SPECIAL WARRANTY DEED**

TAX: I.D. NO. 45-15-22-403-044.000-014

FHA Case No.: 151-845398

The SECRETARY OF HOUSING AND URBAN DEVELOPMENT, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to NICOLE K. KUYPER AND SCOTT MICHAEL FLETCHER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of LAKE COUNTY, INDIANA, the following described real estate in LAKE County, in the State of INDIANA, to wit:

LOTS NUMBERED 16 THRU 19 IN BLOCK 16 AS SHOWN ON THE RECORDED PLAT OF MEYER MANOR TERRACE, A SAMUEL C. BARTLETT SUBDIVISION TO CEDAR LAKE RECORDED IN PLAT BOOK 21, PAGE 49 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 13003 DEODER STREET, CEDAR LAKE, IN 46303

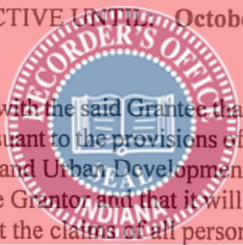
SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2020 TAXES PAYABLE 2021 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ORDINANCES AND ZONING LAWS OF RECORD OR ANY FACTS THAT AN ACCURATE SURVEY WOULD DISCLOSE.

THIS DEED IS NOT TO BE EFFECTIVE UNTIL: October 13, 2020

The said Grantor does hereby covenant to and with the said Grantee that it is the owner in fee simple of said premises, the property has been acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667); that the same are free from encumbrances placed upon the property by the Grantor and that it will warrant and defend by, through, or under it, but not otherwise, the said title to the same against the claims of all persons whatsoever.

The undersigned person executing this Deed on behalf of the Grantor represents and certifies that he/she has been fully empowered to execute and deliver this Deed by virtue of the delegation of authority to Grantor published at 70 FR 43171 (July 26, 2005); that the Grantor is an agent for the United States of America and has full capacity to convey the real estate described herein and that all necessary action for the making of such conveyance has been taken and done. Grantor certifies that no gross income tax is due or payable at this time.



COMMUNITY TITLE COMPANY  
FILE NO L 2018 991

\$ 2500

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 14 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

027045

CK 12513

JK3

TAX: I.D. NO: 45-15-22-403-044.000-014

FHA Case No.: 151-845398

IN WITNESS HEREOF, Grantor has caused this Deed to be executed this 9 day of October, 2020

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By: Gails  
Sign

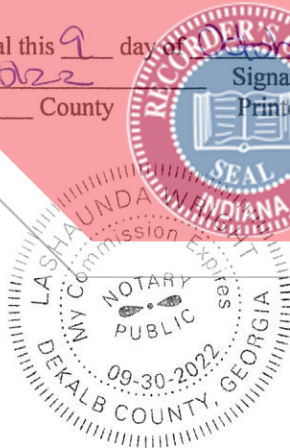
Shannah Fils  
Print

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

STATE OF GA  
COUNTY OF Fulton SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shannah Fils, on behalf of the SECRETARY OF HOUSING AND URBAN DEVELOPMENT of Washington, D.C., and executed the foregoing instrument bearing the date of Oct 9, 2020 by virtue of the authority vested in him/her by the delegation of authority published at 70 FR 43171 (July 26, 2005), 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 Notarial Seal this 9 day of October, 2020  
My commission expires: 09/30/22  
Resident of DeKalb County  
Signature: [Signature]  
Printed: Lashaundra Indiana, Notary Public



EXECUTED AND DELIVERED in my presence:

Witness: [Signature] Witness's Signature  
Allyson Leuti Witness's Printed Name

STATE OF INDIANA (CA)

SS: COUNTY OF Fulton

Before me, a Notary Public in and for said County and State, personally appeared Allyson Leuti [Witness's Name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by SECRETARY OF HOUSING AND URBAN DEVELOPMENT of Washington, D.C., in the above-named subscribing witness's presence, and that the abovenamed subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 9 day of October, 2020.

[Signature] Notary Public's Signature  
Lashaunda Wright Notary Public's Printed Name

STATE OF GA  
COUNTY OF Fulton SS:

Witness my hand and Notarial Seal this 9 day of October, 2020  
Commission number NA  
My commission expires: 9/30/22  
Resident of DeKalb County



This instrument prepared by: **NATHAN D. VIS, Attorney at Law, ID No. 29535-45**  
**VIS LAW, LLC, P.O. BOX 980, CEDAR LAKE, IN 46303**  
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEEDS TO: **GRANTEES**  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **13003 DEODER STREET, CEDAR LAKE, IN 46303**  
SEND TAX BILLS TO: **GRANTEES**

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.

[Signature] Signature of Preparer  
Tracee A Mitenkoff Printed Name of Preparer

