

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-057194

8:32 AM 2021 Aug 31

SPECIAL WARRANTY DEED

2
This Indenture, made on the 17 day of August, 2021 by and between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave NW, Washington, DC 20420, hereinafter referred to as Grantor, **CONVEYS and SPECIALLY WARRANTS** against all persons claiming by, through, or under it to Kyle Miller and Ashley Eberhard, Grantees, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

The South 40 feet of the West 125.9 feet of Lot 2 and the North 25 feet of the West 125.9 feet of Lot 3 lying West of and adjoining the West line of a 20 foot Alley dedicated to the City of Gary as evidenced in Quit Claim Deed recorded December 12, 1955 in Deed Record 1017 page 51 in First Realty Corporation's Sunnyside Acres Addition to Gary, as per plat thereof, recorded in Plat Book 25 page 21, in the Office of the Recorder of Lake County, Indiana.

Property Address: 4917 Vermont Street, Gary, IN 46409.

Parcel ID #: 45-08-34-404-003.000-004.

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

Grantor certifies that Grantor is acting in their 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.

Grantor certifies that Grantor is an authorized agent for and on behalf of the said Secretary of Veterans Affairs under authority and by virtue of the delegation of authority contained in 38 C.F.R. 36.4345(f).

IN WITNESS WHEREOF, Grantor has executed this deed this 17 day of August, 2021.

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

AUG 30 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

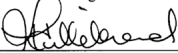
NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100

26457

AMOUNT \$ 25.00
CASH _____ CHARGE _____
CHECK # 4305
OVERAGE _____
COPY _____
NON-COM _____
CLERK D

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THE SECRETARY OF VETERANS AFFAIRS,
An officer of the United States of America
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)



Printed Name: Lourdes B. Hebrard

Title: AVP

STATE OF Texas)
Denton COUNTY)

On this date, before me personally appeared Lourdes B. Hebrard, AVP, pursuant to a delegation of authority contained in 38 C.F.R. 36.4345(f), to me known to be the person who executed the foregoing instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free 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 17 day of August, 2021.


Notary Public

My term expires: 12-14-2021

Grantees' Address and Tax Billing Address:
1125 Greenleaf Boulevard
Elkhart, IN 46514



This deed was prepared by Justin R. Wall, Indiana Bar #28115-35 who certifies that it is in a form that is in accordance with applicable local, state and federal law.

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 Richard Zou File No. 157199.