REO No.

: C971819

## SPECIAL WARRANTY DEED

This Deed is from FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C. ("Grantor"), to Gregory Runyon and Maria Runyon, husband and wife ("Grantee(s)"), and to Grantee's heirs and assigns.

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Mail +9x Statements. 9259 Maplewood Street St. John, Indiana 46373(SEE ATTACHED EXHIBIT "A")  $K^{\#}/2 - 169 - 5$ 

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

This Document is the property of

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c) (2).

"No Indiana Gross Income Tax is Due or payable in respect to the transfer made by this instrument."

Date:

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 29 1998

SAM ORLICH AUDITOR LAKE COUN FEDERAL NATIONAL MORTGAGE

ASSO ZIATION

Deberah Komperd

Vice President

Attest:

Shalene Green Assistant Secretary

STATE OF TEXAS

) SS

RACHEL MOSHAN Notary Public State of Texas Commission Expires 3-17-99

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 21st day of May by Deborah Komperda, Vice President, and Shalene Green assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

**Notary Public** 

prepared by: Shalene Green

Lot 27, Edgewood Unit Two, Block Two, an addition to the Town of St. John, as per plat thereof, recorded in Plat Book 73, page 77, in the Office of the Recorder of Lake County, Indiana.

