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 David L. Carson and Marjorle Carson, Husband and Wife("Grantee(s)"), and to Grantee's heirs and psigns.

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 tax stamental

7701 Forest Gary IN 46403 (SEE ATTACHED EXHIBIT "A")

K # 41-251-51

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.

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. e: June 30, 1998

PULY ENTERED FOR TAXATION SUBJECT TO MAL MORE FOR TRANSFER.

10 6 1998 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:

STATE OF TEXAS

1 55

COUNTY OF DALLAS

FEDERAL NATIONAL MORTGAGE

ASSOCIATION

Deborgh Komperda

Vice Freddent

Attest:

Dohna Ghassemi Assistant Secretary

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 30th day of June by Deborah Komperda, Vice President, and Donna Ghassemi assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

> M. SHALENE GREEN Notary Public, State of Texas My Commission Expires 09-22-01

preparelly: Donna Ghassem

000389

That part of Lot 265, which lies North of a line which is 95 feet North of and parallel with the Southerly line of said Lot, in Robert Bartlett's Marquette park Estates 1st Addition, in the City of Gary, as per plat thereof, recorded in Plat Book 27 page 57, in the Office of the Recorder of Lake County, Indiana.

