

REO No. C0 CO 21190

SPECIAL WARRANTY DEED

This Deed is from FANNIE MAE A/K/A 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 **G. PAMELA J. WILSON AND PAMELA J. BOYCE** (grantee) 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");

723 EAST 40TH PLACE, GRIFFITH, INDIANA 46319 (SEE ATTACHED EXHIBIT "A") Key No. 26-268-20

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. 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: JULY 17, 2002

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2002 JUL 17 4 54 PM '02

2002 065925

STATE OF TEXAS)
COUNTY OF DALLAS)



By: *Donna Ghassemi*
Donna Ghassemi, Vice President
Attest: *Deborah Komperda*
Deborah Komperda, Assistant Secretary

JUL 23 2002

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this **JULY 17, 2002** by Donna Ghassemi, Vice President, and Deborah Komperda, Assistant Secretary, of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

TONY FORTNER
Notary Public, State of Texas
My Commission Expires 02-02-05

[Signature]
Notary Public

Prepared by: Deborah Komperda
Mail Tax Bills To: 723 E. 40th Pl., Griffith, In 46319

17.00
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II

Exhibit A

Lot 20 in the Park 1st Addition to the Town of Griffith, as per plat thereof, recorded in March 3, 1964 in Plat Book 36 page 43, in the Office of the Recorder of Lake County, Indiana.

