

REO No.

: CO21997

SPECIAL WARRANTY DEED

This Deed is from Fannie Mae aka 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

Sergio Garcia, 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 and state of Indiana, described as follows (the "Premises"):

4338 Kentucky Street, Gary, Indiana 46409 (SEE ATTACHED EXHIBIT "A") (25) - 47 - 139 - 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. the Lake County Recorder!

Grantor is exempt from all taxation imposed by any state, county, municipality, coal 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: December 4th,2002

MAIL TAX BILLS TO: 1055 E. RDIGE RD. GRIFFITH, IN 46319

STATE OF TEXAS)

COUNTY OF DALLAS

Fannie, Mae aka FEDERAL NATIONAL MARTGAGE

ASSOCIATION

By:

Dahna Ghassemi Vice Presi**de**nt

Attest:

DULY ENTERED FOR TAXATION SUBJECT TO D Sames The RIADOEPTANCE FOR TRANSFER

Assistant Secretary:

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this December 4th, 2002, by Donna Ghassemi, Vice President, and D. Vanessa Brown, Assistant Secretary, of Fannie Mae aka Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

CHERYL YOUNG Notary Public, State of Texas My Commission Expires 08-18-06 ND 9 20023416

) SS

Cheryl Young

Notary Public

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LEGAL DESCRIPTION

Lot 30, Resubdivision of Lots 22 to 25, both inclusive, and Lots 27 to 46, both inclusive, Lohman Oaks, as shown in Plat Book 27, page 93, in the Office of the Recorder of Lake County, Indiana.

