CO 55709

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 **GREGORY G. NICHOLS AND APRIL L. NICHOLS, HUSBAND APPRIL L. NICHOLS,** Grantee's heirs and assigns forever, but without recourse, representation or warranty, exempt as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcetal land situated in the County of

LAKE, state of Indiana, described as follows (the "Premises"):

23909 IVY STREET, SCHNEIDER, INDIANA 46376

(SEE ATTACHED EXHIBIT "A") - legal

See Attached Exhibit "B" - Addendum 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, aclocal taxifig authority, except for real property taxes. Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C. 1723a (c) (2). O

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

Date: MARCH 28, 2006

This Doctederal NATIONAL MORTGAGE the Lake County Recorder.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Teresa M. Foley Vice President

Vice President

MAR 3 0 2006

PEGGY HOLINGA KATON LAKE COUNTY AUDITOR

STATE OF TEXAS)

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this Teresa M. Foley

Vice President

28TH DAY OF MARCH, 2006 by

Vice President, of Federal National Mortgage

Notary Public

Association, a United States Corporation, on behalf of the corporation

Send Tax Bills to: 17725 Holtz Road Lowell, IN 46356

Key #21-2-16-16

SHERYL MARTIN Notary Public. State of Texa ly Commission Expires 02-16-09

Ticor Title - Schererville 920056144

Exhibit A

, £

No: 920056144

LEGAL DESCRIPTION

The South 47 feet of Lot 16 in Block 5 in L.R. Williams 2nd Addition to Schneider, as per plat thereof, recorded in Plat Book 9 page 32, in the Office of the Recorder of Lake County, Indiana.



LEGAL 6/98 SB

Exhibit B

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GRANTOR THAN \$___54,000.00 FOR A PERIOD OF SIX MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$__54,000.00 FOR A PERIOD OF SIX MONTHS FROM THE DATE OF THIS DEED. THESE RESCRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESCRICTION SHALL TERMINATE IMMEDIALTELY UPON CONVEYANCE AT ANY FORCLOSURE SALE AND REALTED TO A MORTGAGE OR DEED OF TRUST.

(Note: Sales representative to calculate value to be inserted in paragraph at 120% of sales price rounded to the nearest \$100)

