

REO No: CO67159

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 **Jody V. Roberts and Janice K. Roberts**, and to Grantee's heirs and assigns.
Janis
Husband and wife

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"):

Lot 113 in Castlebrook Unit 1, in the Town of Lowell, as per plat thereof, recorded in Plat Book 46, page 128, in the Office of the Recorder of Lake County, Indiana
6000 West 175th Avenue, Lowell, Indiana 46356
4-89-113 (11)

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$ 156,000.00 FOR A PERIOD OF THREE 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 \$156,000.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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 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: **September 13**, 2006

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By:

Teresa M. Foley
Teresa M. Foley
Vice President

Attest:

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 19 2006

2006 SEP 20 AM 8:56
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

018605

TICOR MO
920065637

\$19
TII
ORA

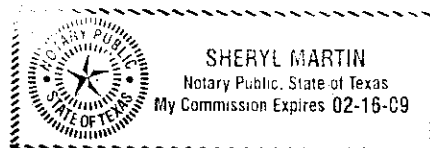
STATE OF TEXAS)) SS
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this September 13, 2006 by Teresa M. Foley, Vice President

of Fannie Mae aka Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Resident of Dallas County
Expiration: 2-16-09

Notary Public
Sheryl Martin



Prepared by: Teresa M. Foley

