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LAKE COUNTY TOWN  
RECORDER

RETURN TO: Larry E. Jones

Property Address:  
4900 W. 27th Avenue  
Gary, IN 46406

Grantee's Address and Mail Tax Statements to:  
2115 W. 38th Ave.

REO No. C07H166 Hobart, In 46342 Tax ID No. 001-41-49-0038-0002

**SPECIAL WARRANTY DEED**

MTC - 1261fan07

This deed is from FEDERAL NATIONAL MORTGAGE ASSOCIATION a/k/a FANNIE MAE, 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 Larry E. Jones ("Grantee") and to Grantee's heirs and assigns, for value received, Grantor hereby grants remises, aliens and conveys unto Grantee, 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 Lake County, in the State of Indiana, described as follows (the "Premises"):

4900 W. 27th Avenue, Gary, IN 46406 (SEE ATTACHED EXHIBIT "A")

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 the 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).

Grantee herein shall be prohibited from conveying captioned property to a bona fide purchaser for value for a sales price of greater than \$ \$24,720.00 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 \$ \$24,720.00 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.

Date : January 4, 2008.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Diane E. Sanders  
Vice President

Attest:

Sheryl Martin

State of Texas )  
                          )ss  
County of Dallas)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 4th day of January, 2008 by

Diane E. Sanders

of Federal National Mortgage Association,

a United States Corporation on behalf of the corporation, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who having been duly sworn, stated that the representations contained therein are true.

My Commission Expires: 8/18/10

Printed Name of Notary Public

Notary Public County and State of Residence

Signature of Notary Public



**CHERYL YOUNG**

Notary Public, State of Texas

My Commission Expires 08-18-10

This instrument was prepared by: Debra A. Guy, Attorney-at-Law IN #24473-71 MI #P69802  
202 S. Michigan St., Ste. 1000, South Bend, IN 46601  
1261fan07 ss

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

[Name] Juan Rojas

NOTE: The individual's name in affirmation statement may be typed or printed.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JAN 18 2008

HOLD FOR MERIDIAN TITLE

1261fan07

EGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

002093

**EXHIBIT "A"**

Part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 36 North, Range 9 West of the 2<sup>nd</sup> P.M., as described as commencing at a point 989.37 feet South and 200 feet West of the Northeast corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; running thence South 330.19 feet to the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence West 91.56 feet; thence North 330.12 feet; thence East 91.92 feet to the place of beginning, (EXCEPT the South 150 feet thereof) in Lake County, Indiana.

