

2008 062636

2008 JUN 30 11:03

RETURN TO:

Property Address:  
2594 Vigo Street  
Lake Station, IN 46405

Grantee's Address and Mail Tax Statements to: 6090 Lexington Avenue  
Portage, IN 46368

REO No. C07B301

Tax ID No. 006-14-19-0013-0020 N/K/A 45-09-16-403-0A,000-021

**SPECIAL WARRANTY DEED**

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 Donald L. Coker ("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"):

2594 Vigo Street, Lake Station, IN 46405 (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 \$38,400.00 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 \$38,400.00 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: June 30, 2008.

I HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL.

This Document is the property of  
the Lake County Recorder!

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: Heidi Jones  
Vice President

Attest: Christopher Irby  
Assistant Secretary

State of Texas )  
                  )ss  
County of Dallas)

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas this 30th day of June, 2008 by Heidi Jones  
Vice President 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: \_\_\_\_\_  
Printed Name of Notary Public \_\_\_\_\_  
Notary Public County and State of Residence \_\_\_\_\_

Signature of Notary Public DIANE E. SANDERS  
Notary Public, State of Texas  
My Commission Expires 08-21-08

\$18  
M  
A

This instrument was prepared by: Debra A. Guy, Attorney-at-Law IN #24473-71 MI #R69602  
202 S. Michigan St., Ste. 1000, South Bend, IN 46601  
1101fan07MI 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] \_\_\_\_\_  
NOTE: The individual's name in affirmation statement may be typed or printed.

015603

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 05 2008

1101fan07  
HOLD FOR MERIDIAN TITLE CORP

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

**EXHIBIT "A"**

South ½ of Lot Numbered 19 and all of Lot 20 in Block 2 in Carlson's 1st Addition to East Gary, as per plat thereof recorded Plat Book 11 page 5 in the Office of the Recorder of Lake County, Indiana.

