2008 065705



2000 SEF 19 AT 8:51

MICHAEL ALERGWN RECORDER

REO No.: C085729

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 Vikki D. Walton (grantees) 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, State of Indiana, described as follows (the "Premises"):

Lots 27 and 28, and all that part of Lots 25 and 26, lying North of a line which is 165 feet North of and parallel to the centerline of the East Bound Main Track of the Michigan Central Railroad, Block 3, East Hyde Park Addition to Tolleston, in the City of Gary, as per plat thereof, recorded in Plat Book 2, Page 28, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 769 Hamlin Street, Gary, IN 46406 Parcel ID: 25-42-0266-0008

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 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."

PEGGY HOLINGA KATONA

013880

Date: July	3,2008
FANNIE MAE a/k FEDERAL NATION	V/a NAL MORTGAGE ASSOCIATION
Ву:	Michael Simmons Assistant Secretary 1938
Attest:	Diene E. Sanders
STATE OF TEXAS) SS
COUNTY OF DAL	
The foregoing commissioned if	instrument was acknowledged before me a notary public ballas County, Texas, this 2 day of 4 of 4 Federal
corporation.	the Lake County Recorder! HEIDI A. JONES HEIDI A. JONES HEIDI A. JONES
Notary Public	For the Construction of Expires 02-19-10
	Bills to grantee at address shown below:
When recorded, plea	
X	Title One 8310 Allison Pointe Blvd., Suite 101 Indianapolis IN 46250
Prepared by	Heidi A. Jones Fannie Mae International Plaza II 14221 Dallas Parkway, Suite 1000 Dallas, Texas 75254-2916
l affirm, under the pe Security number in th	enalties for perjury, that I have taken reasonable care to redact each Social nis document, unless required by law

Karen Urlan
(Name printed, stamped or signed)