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STATE OF INDIANA  
LAKE COUNTY  
RECORDS DEPARTMENT  
2008 JUL 14 10:43  
MICHAEL A. LEWIS  
RECORDER

REO No.: C08A714

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 Michael E Carlson (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"):

**Lot 99 in Prairie Trails Phase III, as per plat thereof, recorded in Plat Book 94, page 91, in the Office of the Recorder of Lake County, Indiana.**

**Commonly known as: 15590 97th Place, Dyer, IN 46311  
Parcel # 09-11-0341-0005  
State Tax ID: 45-10-36-327-006.000-032**

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."

✓ # 69871  
18-6  
BB

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

NOV 13 2008

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FRANKY HOLINGA KATONA  
LAKE COUNTY AUDITOR

