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STATE OF INDIANA  
LAKE COUNTY  
PUBLIC RECORDS

2008 080097

2008 NOV 25 AM 10:42

MICHAEL A. BROWN  
RECORDER

REO No: C08H226

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 **Larry Mayhew**, (Grantee) 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"):

**The North 20 feet of Lot Numbered 14 and all of Lot 15, Block 26 as shown on the recorded Plat of Gary Heights, in the City of Gary recorded in Plat Book 20, Page 13 in the Office of the Recorder of Lake County, Indiana.**

Commonly known as: **946 Whitcomb Street, Gary, IN 46404**  
Parcel ID: **25-43-0178-0014**  
State Tax ID: **45-08-07-130-007.000-004**

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."

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$38,400 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 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.**

DATE ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

NOV 20 2008

PEGGY MULINGA KATONA  
LAKE COUNTY AUDITOR

018281

✓ # 72758

1800  
RS

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Date: 10-27-2008

FANNIE MAE a/k/a  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

By: 

Teresa M. Foley

Attest: 

STATE OF TEXAS

COUNTY OF DALLAS

) SS  
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The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas, this 27th day of October, 2008 by Michael Simmons of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public

**NOT OFFICIAL**  
This Document is the property of  
the Lake County Recorder!

ALLISON M. NISTON  
Notary Public, State of Texas  
Commission Expires  
October 27, 2011

Send Deed and Tax Bills to grantee at the following address (Grantee's Mailing Address):

1401 Sheffield Street Gary, IN 46404

When recorded, please return to:

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



I AFFIRM, UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Candace K. Broady  
(name printed, stamped or signed)

File Number: 2008-9184