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2009 023058

2009-04-08 11:20:02

COMMON KNOW  
RECORDER

REO No.: C08D912

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 Bruce A Copper (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"):

PARCEL I:

Part of the North Half of the Northwest Quarter of Section 6, Township 33 North, Range 7 West of the 2nd P.M. in Lake County, Indiana, described as follows: Beginning at a point which is 1291.30 feet South of the Northwest Corner of said section; thence East on the South line of the North Half of the Northwest Quarter of said Section 6, a distance of 528 feet; thence North 165 feet; thence West 528 feet to the West line of said section; thence South along said West line, 165 feet to the point of beginning.

Commonly Known As: 15027 Clay Street, Crown Point, IN 46307

Parcel ID: 04-05-0024-0017 / State Tax ID: 45-21-06-100-003.000-012 (W 1/2 Parcel I)

Parcel ID: 04-05-0024-0018 / State Tax ID: 45-21-06-100-004.000-012 (E 1/2 Parcel I)

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."

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR - 8 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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82424  
PB

Date: \_\_\_\_\_

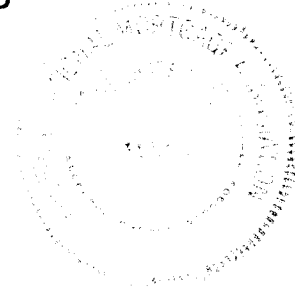
FANNIE MAE a/k/a  
FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: 

MICHAEL SIMMONS

Attest: 

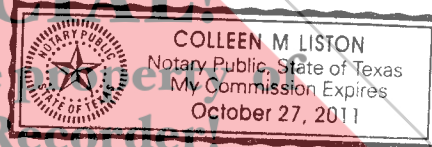
Diane E. Sanders



STATE OF TEXAS            )  
  ) SS  
COUNTY OF DALLAS        )

The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ of Federal National Mortgage Association, a United States Corporation, on behalf of the corporation.

Notary Public \_\_\_\_\_



Send Deed and Tax Bills to grantee at mailing address shown below:

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 the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

(Name printed, stamped or signed)

