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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 023625

2009 APR 14 AM 9:13

MICHAEL A. BROWN  
RECORDER

REO No: C08T394

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 **Baxol Properties, LLC**, (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 1/2 of Lot 22 and all of Lot 23 in Block 18 in Ironwood Unit "A" in the City of Gary, as per plat thereof recorded in Plat Book 21, Page 4 in the Office of the Recorder of Lake County, Indiana.**

Commonly Known As: 2269 Vermont St, Gary IN 46407

Parcel ID: 25-45-0098-0023

State Tax ID: 45-08-15-207-012.000-004

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 \$4,800 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 \$4,800 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.**

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR - 9 2009

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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✓ #83291  
18<sup>00</sup>  
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002635

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Date: 03.30.09

FANNIE MAE a/k/a  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

By: \_\_\_\_\_

MICHAEL SIMMONS

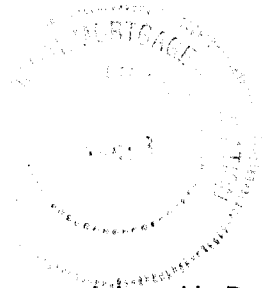
Attest: \_\_\_\_\_

Dianne E. Sanders

STATE OF TEXAS )

COUNTY OF DALLAS )

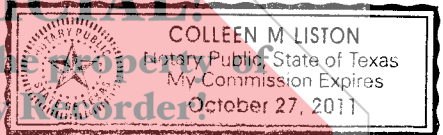
) SS



The foregoing instrument was acknowledged before me, a notary public commissioned in Dallas County, Texas, this 30<sup>th</sup> day of March, 2009 by Michael Simmons & Dianne E. Sanders 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



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

113 21<sup>st</sup> Ave Schroevelue, 101 46375

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 Broady  
(name printed, stamped or signed)

File Number: 2008-9840