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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 029087

2009 MAY -5 AM 8:55

MICHAEL A. BROWN
RECORDER

REO No.: C08E121

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 **Joshua A. Garcia**, (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"):

Part of the West 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 36 North, Range 9 West of the 2nd Principal Meridian, in the City of Hammond, Lake County, Indiana, described as follows: **Beginning at a point 429 feet South of the Northeast corner of said tract; Thence West parallel with the section line to the West line of said tract; Thence South 40 feet; Thence East to the East line of said tract; Thence North 40 feet to the place of beginning.**

**Commonly known as: 7135 Osborne Avenue, Hammond, IN 46323
Parcel ID: 26-37-0162-0044
State Tax ID: 45-07-09-355-007.000-023**

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

MAY 01 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CK# 83660
CIA

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