

HATE OF MOIANA EAKE COUNTY FILED FOR RECORD

2009 HAY -5 AM 8: 55

MICHAEL A. BROWN RECORDER

2009 029087

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 garee, 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

009181

ATONA DITOR # CV 83660

Date: March	31,2009		
FANNIE MAE a/I	k/a NAL MORTGAGE ASS	OCIATION	2.4.6 <u>6</u>
Ву:		MICHAEL SIMMON	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Attest:		18 to 1984 -	The same well
STATE OF TEXAS	) 58		
COUNTY OF DA	11/2//	ument is	
The foregoing commissioned	in Dallas County, Te	exas, this 31 day of W/(	notary public , 20 <u>09</u> by of Federal
National Mortg	age Association, a	United States Corporation, o	
corporation.		COLLEEN M  Figure Public, St.  V. Collarius sei	ate of Toxas
Notary Public		The first was a second and the secon	THE WAY TO SHEET WAY TO SHEET
Send Deed and Tax	Bills to grantee at the fo	llowing address (Grantee's Mailing A	Address):
6720 m	drumpolis Blud	Hammond IN 46321	
When recorded, ple	ease return to:		
	Title One 8310 Allison Pointe Blv Indianapolis IN 46250	od./Suite 101	
Prepared by	Heidi A. Jones Fannie Mae International Plaza II 14221 Dallas Parkway Dallas, Texas 75254-2		
I affirm, under the p Security number in	penalties for perjury, that this document, unless re	t I have taken reasonable care to required by law.	edact each Social
(Name printed, sta	V LOW	<del></del>	

File Number: 2008-8995