

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 080611

2009 DEC -4 AM 9:28

MICHAEL A. BROWN
RECORDER

Mail Tax Statements:

Allan Keeton

Mailing Address: 1107 N. Magnolia Dale Dr
Fresno, TX 77545

Grantee's Address:

1107 N. Magnolia Dale Dr
Fresno, TX 77545

Parcel #: 45-08-27-180-007.000-004

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Federal National Mortgage Association, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Allan Keeton, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

Lot 1 and the East 19 feet of Lot 2, Block 4, in the Great Gary Realty Company's First Addition to Gary, as pe plat to The City of Gary, as per plat thereof, recorded in Plat Book 11, Page 8, in the Office of the Recorder of Lake County, Indiana.

More commonly known as: 749 East 39th Avenue, Gary IN 46409

Subject to taxes for the year 2008 due and payable in May and November, 2009, and thereafter, and subject also to easements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, its successors and assigns, forever. And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by,

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 02 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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from, through or under the said Grantor, except current taxes and assessments due and payable in May and November, 2009 and thereafter, and easements and restrictions of record, and that the said Grantor will forever warrant and defend the same, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor, except as stated above.

And the said Grantor certifies, under oath, that no Gross Income Tax is due and owing to the State of Indiana, by reason of this transaction.

DEED RESTRICTION:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE GREATER THAN \$13,200.00 FOR A PERIOD OF THREE (3) 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 \$13,200.00 FOR A PERIOD OF THREE (3) 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.

The undersigned persons executing this Deed on behalf of said Grantor corporation represent and certify that they are duly elected officers of said corporation, and have been fully empowered, by proper Resolution of the Board of Directors of said corporation, to execute and deliver this Deed; that the Grantor corporation has full corporate capacity to convey the real

estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said Federal National Mortgage Association has caused this deed to be executed this 18 day of November, 2009.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: _____
SIGNATURE

Feiwell & Hannay, P.C.
Attorneys in fact for Federal National
Mortgage Association (Fannie Mae)

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the Lake County Recorder!
TITLE By: _____
Barry T. Barnes, Partner

Instr # 2009022736

STOP

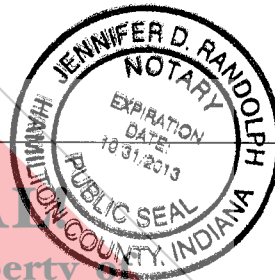


STATE OF Indiana,
COUNTY OF Marion SS

Before me, a Notary Public in and for said County and State, personally appeared Jenna Barrio the POA of Federal National Mortgage Association, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 18
day of November, 2009

Notary Public



My Commission Expires:
My County of Residence:

Return original deed to Statewide Title Company, Inc. Escrow Dept. 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (09013232)

This instrument prepared by Douglas J. Hannoy, Attorney at Law.

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.

Jennifer D. Armes
Printed:

Jennifer D. Armes

