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INDIANA  
LAKE COUNTY  
RECORDER

2010 016880

2010 MAR 24 AM 10:55

MICHAEL J. LUKIAN  
RECORDER

**Mail Tax Statements:**

Richard P. Troy  
Mailing Address: 10708 W 123<sup>rd</sup> Ct.  
Cedar Lake, IN 46303  
Parcel #: 45-15-16-376-004.000-013

**Grantee's Address:**

10708 W 123<sup>rd</sup> Ct.  
Cedar Lake, IN 46303

**SPECIAL WARRANTY DEED**

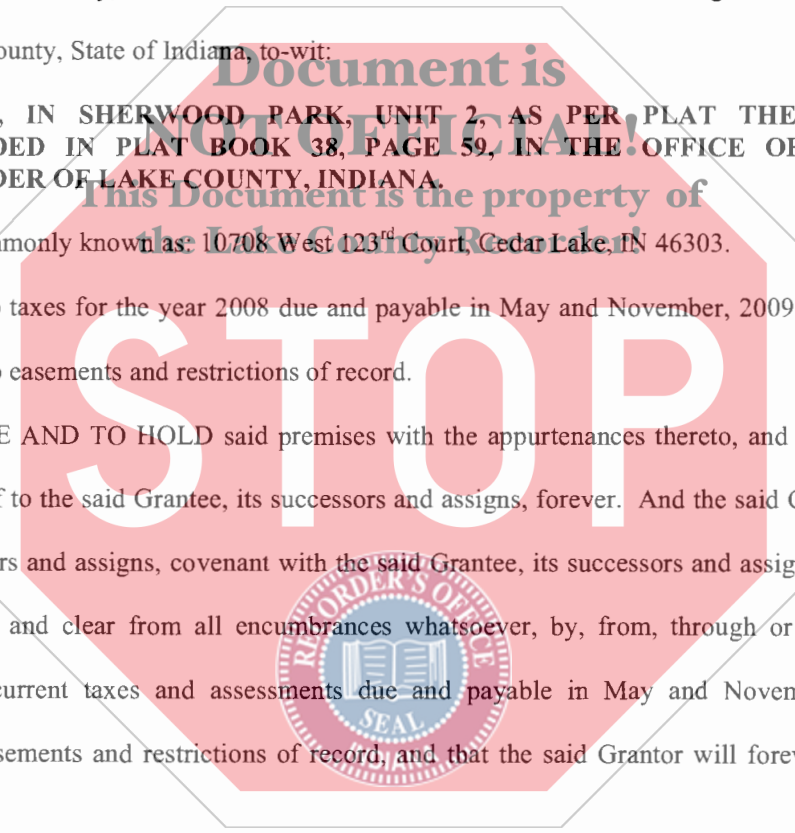
KNOW ALL MEN BY THESE PRESENTS: That Federal National Mortgage Association, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Richard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

**LOT 35, IN SHERWOOD PARK, UNIT 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 59, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

More commonly known as: 10708 West 123<sup>rd</sup> Court, Cedar Lake, IN 46303.

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, 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



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAR 23 2010

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

000934

✓ #102484  
20-  
RB

⚡

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.

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 9 day of March, 2010

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Federal National Mortgage Association

By: Felwell & Hanney, P.C.  
SIGNATURE  
Attorneys in fact for Federal National Mortgage Association (Fannie Mae)

PRINTED

By: [Signature]  
TITLE  
Barry T. Barnes, Partner

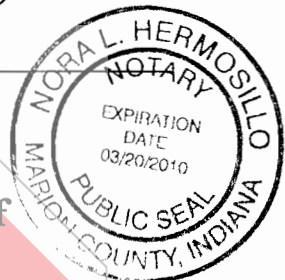
Insto # 2009022734

STATE OF Indiana  
COUNTY OF Marion SS

Before me, a Notary Public in and for said County and State, personally appeared Barny T. Barnes 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 9th day of March, 20 10.

Nora L. Hermosillo  
Notary Public



My Commission Expires:  
My County of Residence:

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**This Document is the property of the Lake County Recorder!**

Return original deed to Statewide Title Company, Inc. Escrow Dept. 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (09011499)

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. Sherrill  
Printed: Jennifer D. Sherrill

