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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 058549

2012 AUG 28 AM 11:33

MICHELLE R. FAJMAN  
RECORDER

**SPECIAL / LIMITED WARRANTY DEED**

Federal National Mortgage Association a/k/a Fannie Mae ("Grantor"), for and in consideration of \$40,000.00 paid, grants, remises, aliens and conveys, but without recourse, representation or warranty, except as expressed herein, to James G. McHugh ("Grantee"), all of Grantor's right, title and interest in and to that certain tract or parcel of land commonly known as 2531 River Drive, Highland, Indiana 46322 and situated in the County of Lake, State of Indiana, described as follows (the "Premises"):

Parcel # 45-07-16-351-022.000-026  
State Tax ID 45-07-16-351-022.000-026

Lot Numbered Twenty-one (21) in Block 1 in Wicker Park Manor, in the Town of Highland, as per plat thereof recorded in Plat Book 25, page 12, in the Office of the Recorder of Lake County, Indiana.

Subject to covenants, easements and restrictions, if any, appearing in the public records.

Being the same real property conveyed by Sheriff's Deed to Federal National Mortgage Association a/k/a Fannie Mae by Deed recorded in Instrument Number 2012 017606 of the Lake County, Indiana Records.

Property Address: 2531 River Drive, Highland, Indiana 46322

The Grantee's Tax Mailing/Physical Address is: Property Address: 2531 River Drive, Highland, Indiana 46322

**Grantor herein certifies under oath that no Indiana Gross Income Tax is due on this transaction.**

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 caused 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 specially warrant title to the Premises against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise. The Grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise. The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

Special Limited Warranty Deed  
Property Address: 2531 River Drive, Highland, Indiana 46322

1 of 2

25684

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 27 2012

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

AMOUNT \$ 18.00  
CASH        CHARGE         
CHECK# 783101  
OVERAGE         
COPY         
NON-CONF         
DEPUTY LR

E

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand this date:

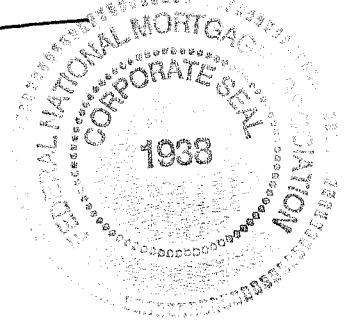
Aug 6, 2012.

Federal National Mortgage Association a/k/a Fannie Mae

By: 

**Diane E. Sanders**  
**ASST VICE PRESIDENT**

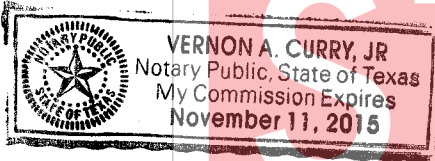
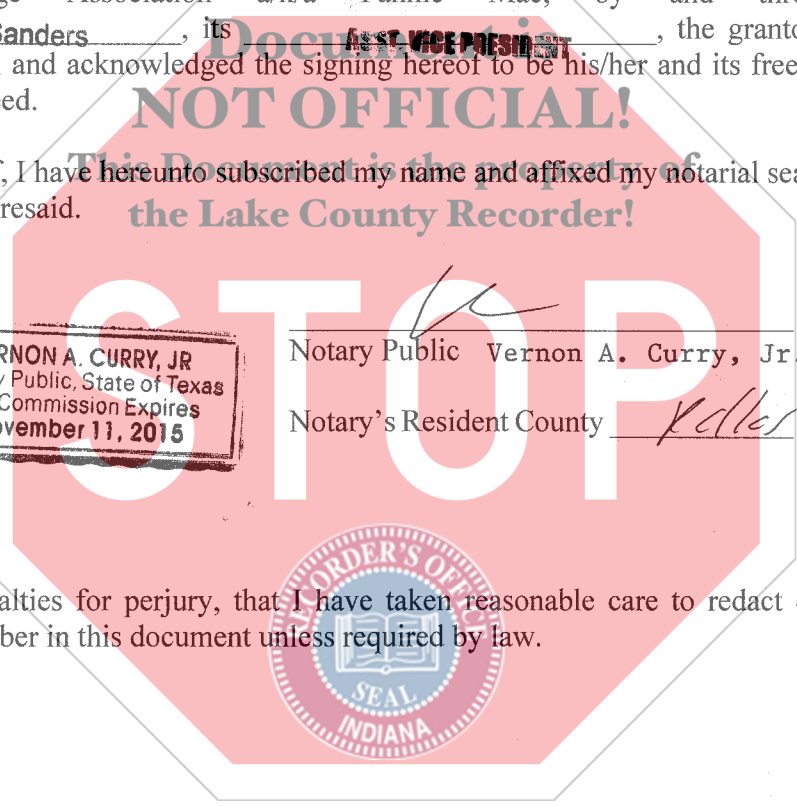
Its: \_\_\_\_\_

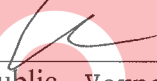


State of Texas County of Keller, ss:

Be it remembered, that on this 6 day of Aug, 2012, before me, the subscriber, a Notary Public in and for said county and State, personally came Federal National Mortgage Association a/k/a Fannie Mae, by and through Diane E. Sanders, its ~~ASST VICE PRESIDENT~~, the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed.

In testimony thereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.



  
Notary Public Vernon A. Curry, Jr.  
Notary's Resident County Keller

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.  
Angi Schuerman.

This instrument prepared by:  
Federal National Mortgage Association  
a/k/a Fannie Mae  
14221 Dallas Parkway Suite 1000  
Dallas, Texas 75254

Return Recorded Instrument to:  
PRISM Title & Closing Services, Ltd.  
809 Wright's Summit Parkway, Suite 200  
Ft. Wright, Kentucky 41011  
File # 01200955

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