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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 018298

2013 MAR 12 AM 11:05

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
45-12-28-183-004.000-030

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**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.

**CONVEY(S) AND WARRANT(S) TO**

**James Edwards Jr. and Cassie A. Edwards, Husband and Wife**, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

Part of Lot 510 in Sunset Cove of Sedona, a Planned Unit Development to the Town of Merrillville, as shown in Plat Book 96, page 81 in the Office of the Recorder of Lake County being more particularly described as follows: Commencing at the Northwestern corner of said Lot 510; thence South 66°55'08" East, along the Northerly line of said Lot 510, a distance of 44.90 feet, to the point of beginning; thence continuing South 66°55'08" East, along the Northerly line of said Lot 510, a distance of 45.10 feet, to the Northeasterly corner of said Lot 510; thence South 23°04'52" West, along the Easterly line of said Lot 510, a distance of 125.00 feet, to the Southeasterly corner of said Lot 510; thence North 66°55'08" West, along the Southerly line of said Lot 510, a distance of 45.10 feet; thence North 23°04'52" East, along the centerline of a party wall and extension thereof, a distance of 125.00 feet, to the point of beginning, containing, 0.129 acres, more or less, all in the Town of Merrillville, Lake County, Indiana.

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

This instrument is being executed under the authority granted by a Power of Attorney dated 10/21/08 and recorded 5/26/09 as Instrument Number 200903819 in the office of the Recorder of Lake County, Indiana.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor 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.

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HOLD FOR MERIDIAN TITLE CORP

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 07 2013

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

11177

13<sup>th</sup>  
MT  
AN

IN WITNESS WHEREOF, the Grantor has executed this deed this 22 day of February, 2013

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

[Signature]  
By: Attorney in Fact  
Printed: Robert S. Kuszynski

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Robert S. Kuszynski Attorney-in-Fact for FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 22 day of February, 2013

My Commission Expires: 11/27/13 [Signature]  
Signature of Notary Public

Miranda Serletic  
Printed Name of Notary Public

Robert S. Kuszynski  
Notary Public County and State of Residence

This instrument was prepared by:  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:  
1133 West 87th Avenue  
Merrillville, IN 46410

Grantee's Address and Mail Tax Statements To:  
1133 W. 87th Avenue  
Merrillville, IN 46410

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. Andrew R. Drake

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