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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 021055

2013 MAR 20 AM 10: 55

MICHAEL B. BROWN
RECORDER

File No: RE0122077

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **Fannie Mae A/K/A Federal National Mortgage Association**, organized and existing under the laws of the United States of America, hereinafter "Grantor", whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254-2916, hereby Conveys and Specially Warrants to **Neiner Living Trust DTD 08/21/2001**, Grantee, for the sum of Eighty Two Thousand and 00/100 Dollars, \$82,000.00 and other valuable consideration, the receipt of which is hereby acknowledged, the following described Real Property located in Lake County, Indiana:

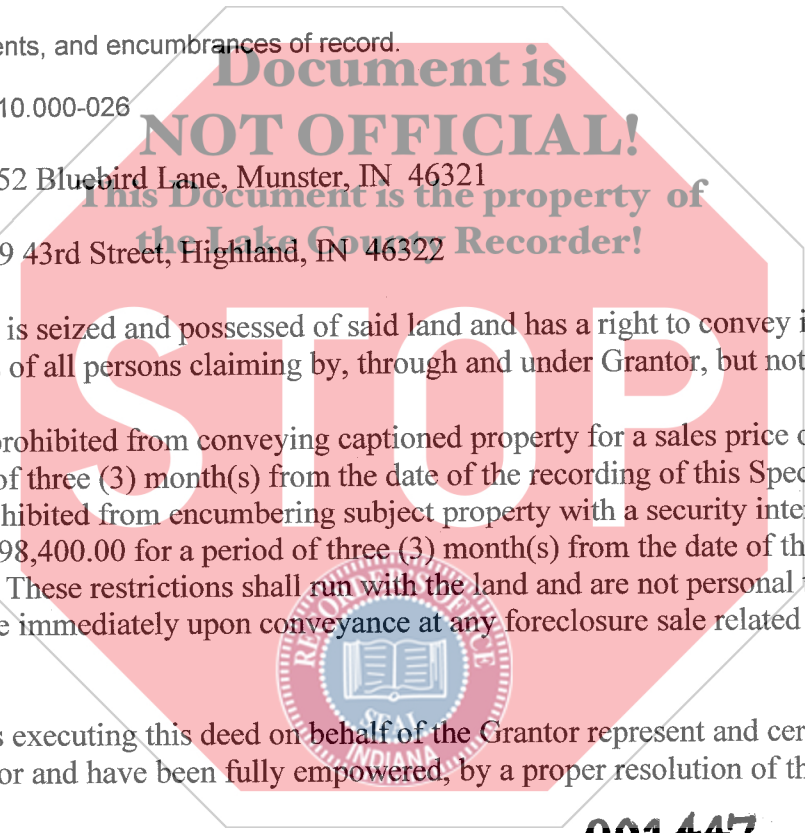
Lot 19, in Block 6, in Ellendale First Addition, to the Town of Highland, as per plat thereof, recorded in Plat Book 32, Page 78, in the Office of the Recorder of Lake County, Indiana.

Subject to all liens, easements, and encumbrances of record.

Parcel No. 45-07-27-301-010.000-026

Grantee's Address is: 1152 Bluebird Lane, Munster, IN 46321

Property Address is: 3219 43rd Street, Highland, IN 46322



Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through and under Grantor, but not further otherwise.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$98,400.00 for a period of three (3) month(s) from the date of the recording of this Special Warranty Deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount of greater than \$98,400.00 for a period of three (3) month(s) from the date of the recording of this Special Warranty 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 the Grantor represent and certify that they are (a) duly elected officers of Grantor and have been fully empowered, by a proper resolution of the Grantor, to execute and

001447

JULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAR 14 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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34971
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deliver this Deed; that Grantor has full capacity to convey the Real Property described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed 7th day of March, 2013

GRANTOR
Fannie Mae A/K/A Federal National Mortgage Association,
organized and existing under the laws of the United States of America

By: Scott Brewer
Scott Brewer, as authorized agent for
Reisenfeld & Associates, LPA, LLC
Attorney in Fact, Pursuant to Power of
Attorney Recorded as Instrument # 2009 050003 of the Records of
Lake County, Indiana.

STATE OF Ohio)
COUNTY OF Hamilton) ss:

Before me, a Notary Public in and for said County and State, personally appeared Scott Brewer, as authorized agent for Reisenfeld & Associates, LPA, LLC, Attorney in Fact, for Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of the Grantor herein, and who, being duly sworn, stated that the representations therein contained are true.

Witness my hand and Notary Seal this 7th day of March, 2013



AMY NEAL BRADEN
Notary Public, State of Ohio
My Commission Expires
August 15, 2016

Amy Neal Braden
NOTARY PUBLIC

My County of Residence:
Hamilton

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.

This Instrument Prepared by:
Bradley C. Crosley, Attorney at Law
Reisenfeld & Associates, LPA, LLC
3962 Red Bank Road, Cincinnati, Ohio 45227
513-322-7000



Scott Brewer
Scott Brewer

