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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 056985

2013 AUG -2 AM 10:36

Tax ID Number(s): MICHAEL J. STEWART
RECORDER
45-07-16-380-016.000-026

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

Michelle Steuart and Kent Steuart, 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:

Lot 16, in Block 2, in Highland Gardens, in the Town of Highland, as per plat thereof, recorded in Plat Book 32, page 76, in the Office of the Recorder of 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 2009034819 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.



HOLD FOR MERIDIAN TITLE CORP

SOLELY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MTC File No.: 12-38312

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AMOUNT \$ 13
CASH CHARGE Mr
CHECK#
OVERAGE
COPY
NON-CONF
DEPUTY AD

AUG 02 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

004706

IN WITNESS WHEREOF, the Grantor has executed this deed this 23 day of July, 2013

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

[Handwritten Signature]

By: Unterberg & Associates, P.C., as Attorney-in-Fact

Printed: Kenneth W Unterberg

State of Indiana, County of Lake ss:

Attorney in Fact

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kenneth W Unterberg 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 23 day of July, 2013.

My Commission Expires: 11/27/13

[Handwritten Signature]
Signature of Notary Public

Miranda Serletic
Printed Name of Notary Public

Porter, IN
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:
8012 Richard Avenue
Highland, IN 46322



Grantee's Address and Mail Tax Statements To:
8012 Richard Ave
Highland, IN 46322

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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