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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 091365

2013 DEC 13 AM 10:56

Prepared By:

MICHAEL B. BROWN  
RECORDER

*Jennifer L. Pennell*  
Jennifer L. Pennell

US Title  
109 Daventry Lane  
Louisville, KY 40223

File Number: 13-08506  
RECORD AND RETURN TO:  
US Title  
109 Daventry Lane  
Louisville, KY 40223

SPECIAL WARRANTY-DEED

Key No.: 45-05-32-179-011.000-004

This Indenture Witnesseth: that Federal National Mortgage Association, ("Grantor"), whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254

CONVEYS AND WARRANTS

Unto Clarice R. Bills, ("Grantees"), whose tax mailing address is 6724 Ironwood Ave, Gary, IN 46403 for and in consideration of the sum of Seventy Nine Thousand Dollars and No Cents (\$79,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate situated in the County of Lake, State of Indiana, and described as follows, to-wit:

All that certain lot or parcel of land situate in the County of Lake, State of Indiana, and being more particularly described as follows:

Lots 19 and 20 in Block "B" in the Subdivision Crumpacker, Lake View Addition, in the City of Gary, as per plat thereof, recorded in Plat Book 15, page 27, in the Office of the Recorder of Lake County, Indiana.

BEING the same property conveyed to Curtis W. Armstrong aka Curtis Armstrong and Lenzene V. Armstrong, husband and wife, by Warranty Deed dated March 13, 1991, of record as Instrument Number 91C12967, in the Office of the Lake County Recorder. Thereafter, the said Curtis W. Armstrong died June 16, 2008, leaving the property vested in the name of Lenzene V. Armstrong in fee simple; and

ALSO being the same property conveyed to Wells Fargo Bank, N. A. by Sheriffs Deed dated July 5, 2013 and recorded on July 22, 2013 in Instrument # 2013053372 and then further conveyed to Federal National Mortgage Association by Limited Warranty Deed dated July 31, 2013 and recorded on August 12, 2013 in Instrument # 2013059105 in the Office of the Recorder, Lake County, Indiana.

Property Address: 6720 Ironwood Ave, Gary, IN 46403  
County: Lake

GRANTEE Address: 6724 Ironwood Ave, Gary, IN 46403  
Tax Statement address: 6724 Ironwood Ave, Gary, IN 46403

Grantor warrants title against the lawful claims arising, by, through, or under Seller's ownership ONLY, but not further or otherwise. Subject to any and all easements and/or restrictions of public record, including any governmental laws, ordinances and regulations, which may apply to the herein referenced real estate.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple forever, as tenants by the entireties, and with covenant of Special Warranty ONLY.

The herein described real estate is conveyed free and clear of all liens and encumbrances, during Grantor's ownership only, except for real estate taxes, which have been prorated between the parties to the date of execution of the Warranty Deed. Grantees hereby assume and agree to pay the 2012 taxes, due and payable in 2012.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$ 94,800.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principle amount of greater than \$94,800.00 for a period of 3 months from the date of the recording of this 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.

NOT TO BE ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

DEC 17 2013

006966

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

18.00  
614304 E

*[Handwritten initials]*

The Grantor certifies that no Indiana Gross Income Tax is due as a result of the transfer made by this conveyance.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 2nd day of October, 2013.

GRANTOR:

Federal National Mortgage Association

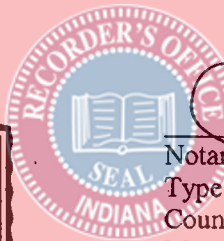
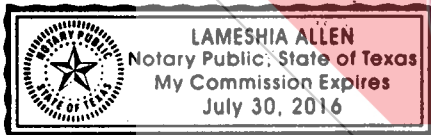
By:

Title: JENNIFER HAGGERTY ASST. VICE PRESIDENT

State of TEXAS

County of DALLAS

Before me, a Notary Public, in and for the said County and State, on this \_\_\_\_\_ personally appeared JENNIFER HAGGERTY as ASST. VICE PRESIDENT of Federal National Mortgage Association, as Grantor, who acknowledged the execution of the foregoing as its free and voluntary act and deed for the use and purposes mentioned herein.



Lameshia Allen  
Notary Public  
Type Name: Lameshia Allen  
County of Residence  
My Commission Expires:

'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' Kristi W. McAnulty, Attorney

Instrument Prepared by: Kristi W. McAnulty, Attorney,  
US Title, 109 Daventry Lane, Louisville, KY 40223

Prepared By:  
Jennifer L. Pennell  
Jennifer L. Pennell  
US Title  
109 Daventry Lane  
Louisville, KY 40223