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2014 006437

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 FEB -3 AM 10:42

MICHAEL B. BROWN
RECORDER

SPECIAL CORPORATE WARRANTY DEED

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE (hereinafter referred to as "Grantor"), a corporation organized and existing under the laws of the United States of America, for the sum of One Hundred Twenty-One Thousand Eight Hundred Seventy-Five Dollars (\$121,875.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto WALTER SCOTT GABEL, (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

The West 30.17 feet of the East 109.25 feet as measured along and at right angles from the South line of Lot 6, Victoria Place, an Addition to the Town of Schererville, Lake County, Indiana, being a Resubdivision of Park Center Offices, Unit 3, as recorded in Plat Book 79, page 90 in the Office of the Recorder of Lake County, Indiana, EXCEPTING THEREFROM the South 6.5 feet thereof.

And commonly known as: 5484 Victoria Place, Crown Point, IN 46307

Parcel Number: 45-11-24-254-019.000-036

SUBJECT, HOWEVER, to the lien for all taxes and assessments not delinquent; roadways, rights-of-way, easements, covenants, restrictions and other matters of record.

(hereinafter collectively and singularly referred to as the "Property").

Grantor hereby SPECIALLY WARRANTS only that no defects in or liens on the title to the Property were created by, through or under Grantor during its ownership of title, except as set forth above, and Grantor will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth above.

Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance of the Property.

The undersigned has executed this Special Corporate Warranty Deed this 9th day of January, 2014, which Deed is to be effective on the date of conveyance, being the 10th day of January, 2014.

FEDERAL NATIONAL MORTGAGE ASSOCIATION A/K/A FANNIE MAE:

BY: DOYLE LEGAL CORPORATION, P.C.
WITH POWER OF ATTORNEY

By: 

Printed: James L. Shoemaker

Title: Indiana Attorney

Power of Attorney recorded as Instrument No. 2013-093418 in the Lake County Recorder's Office

ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 24 2014

REGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

010396

\$ 18⁰⁰
119223
JF

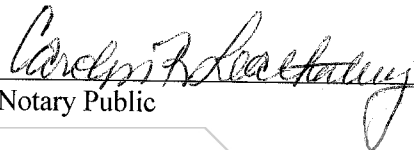
STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State on this day personally appeared James L. Shoemaker, Attorney of DOYLE LEGAL CORPORATION, P.C., by Power of Attorney for Federal National Mortgage Association a/k/a Fannie Mae and acknowledged that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 9th day of January, 2014.

My Commission Expires:

July 8, 2019


Notary Public

My County of Residence:

Marion

Carolyn R. Leatherbury
Printed Name

Return Recorded Deed To:

Total Title
41 E Washington St, Suite 400
Indianapolis, IN 46204

Document is NOT OFFICIAL!
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Send Tax Statements To:

5484 Victoria Place
Crown Point, IN
46307



CAROLYN R LEATHERBURY
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MARION COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

Grantee's Mailing Address:

5484 Victoria Place
Crown Point, IN
46307



This instrument prepared by Craig D. Doyle, Attorney at Law, DOYLE LEGAL CORPORATION, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204. 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. CRAIG D. DOYLE.