

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 011425

2014 FEB 27 AM 8:40

MICHAEL B. BROWN
RECORDER

MAIL TAX STATEMENTS TO:
Federal National Mortgage Association
14221 Dallas Parkway, Ste 1000
Dallas, TX 75254

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSTH, That James M. Joyce and Victoria J. Davies ("GRANTORS") CONVEY AND WARRANT to Federal National Mortgage Association "Fannie Mae" ("GRANTEE") for the sum of Ten Dollars (\$10.00) and other and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

LOT 19 AND THE NORTH 15 FEET OF LOT 20 IN BLOCK 12 IN RESUBDIVISION OF GARY LAND COMPANY'S THIRD SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13 PAGE 8, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

More commonly known as: 552 Buchanan St, Gary, IN 46402-1715

GRANTORS, for themselves, heirs, executors and administrators, covenant and warrant to Grantee that there are no liens or encumbrances against the above described real estate except real estate taxes and the mortgage in favor of Grantee (hereinafter more specifically described). In reliance by Grantee on the representations and warranties of Grantors, this deed is given in full satisfaction of a mortgage from Grantors to Mortgage Electronic Registration Systems, Inc., as nominee for American Mortgage Network, Inc. dated November 02, 2007, and duly recorded and perfected in the Recorder's Office of Lake County, State of Indiana on November 09, 2007, as Instrument No. 2007 089104. **It is the intent of the parties that the fee granted herein shall not merge with the lien of the real estate mortgage executed on November 02, 2007 for the benefit of Grantee.**

And the said Grantors certify, under oath, that no Gross Income Tax is due and owing to the State of Indiana by reason of this transaction.

IN WITNESS WHEREOF, the said James M. Joyce and Victoria J. Davies have caused this deed to be executed this 3 day of October, 2013.

James M. Joyce

Victoria J. Davies



00668

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 25 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 19⁰⁰
CASH _____ CHARGE _____
CHECK # 113 9162
OVERAGE 1143793
COPY _____
NON-COM _____
CLERK RA

STATE OF Oregon)
) SS.
COUNTY OF Clackamas)

Before me, a Notary Public in and for said County and State, personally James M. Joyce and Victoria J. Davies, who acknowledged the execution of the foregoing Warranty Deed in Lieu of Foreclosure, and who, having been sworn, stated that the representations therein contained are true and correct, to the best of their knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 3rd day of October, 2013.



Ericka Langone
NOTARY PUBLIC
Ericka Langone
(Typed or Printed)

My Commission Expires: July 15, 2017

My County of Residence: Clackamas

Grantee's Address:
Federal National Mortgage Association
14221 Dallas Parkway, Ste 1000, Dallas, TX 75254

This instrument was prepared by SUSAN M. WOOLLEY, Attorney at Law. 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.

Kristine M. Coulson
Kristine M. Coulson, Feiwel & Hannoy, P.C.

