

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 017126

2014 MAR 25 AM 9:55

MICHAEL B. BROWN
RECORDER

File No: REO133320

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 P.O. Box 650043, Dallas, TX 75265-0043, hereby Conveys and Specially Warrants to **Sheri Scott**, Unmarried, Grantee, for the sum of Twenty Four Thousand Five Hundred Seven and 00/100 Dollars, \$24,507.00 and other valuable consideration, the receipt of which is hereby acknowledged, the following described Real Property located in Lake County, Indiana:

Lot 7 in Block 2 in Suburban Gardens First Addition, to East Gary, in the City of Lake Station, as per plat thereof recorded in Plat Book 23, page 47, in the Office of the Recorder of Lake County, Indiana.

Subject to all liens, encumbrances and easements of record.

Parcel # 45-09-16-429-001.000-021

Grantee's Address and Tax Mailing Address is: 2028 East Avenue Road, Palmdale, CA 93550

Property Address is: 4705 East 26th Place, Lake Station, IN 46405

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 \$29,408.40 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 \$29,408.40 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 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, 19th day of March, 2014

011424

JULY ENTERED FOR TAXATION SUBJECT,
FINAL ACCEPTANCE FOR TRANSFER
MAR 21 2014
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 18⁻
CASH _____ CHARGE _____
CHECK # 43106
OVERAGE _____
COPY _____
NON COM _____
CLERK LM

↙

GRANTOR

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

By: [Signature]

Stephen Walls, as authorized agent for
Reisenfeld & Associates, LPA, LLC
Attorney in Fact, Pursuant to Power of
Attorney Recorded as Instrument # 2014-017125 of the
Records of Lake County, Indiana.

STATE OF Ohio)
) ss:
COUNTY OF Hamilton)

Before me, a Notary Public in and for said County and State, personally appeared Stephen Walls, 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 14th day of March, 2014

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!
[Signature]
NOTARY PUBLIC

My Commission Expires:

My County of Residence:

Clermont

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 and under the direction of:
Robert E. Altman, III, Attorney At Law, (29811-15)
Reisenfeld & Associates, LPA, LLC
3962 Red Bank Road
Cincinnati, Ohio 45227
513-322-7000



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

Sojour Mrs
↑