

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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2014 026654

2014 MAY 13 AM 8:54

SPECIAL CORPORATE WARRANTY DEED WITH RESTRAINT ON ALIENATION
MICHAEL R. BROWN
RECORDER

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION (hereinafter referred to as "Grantor"), a corporation organized and existing under the laws of the United States of America, for the sum of Forty-Seven Thousand Two Hundred Dollars (\$47,200.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto TIMOTHY M. POST, (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

Part of Government Lot 2, Section 26, Township 34 North, Range 9 West of the Second Principal Meridian, described as: Commencing at a point on the North line of said Lot, which is 80 rods West of the Northeast corner thereof, said point also being the point of beginning: thence South, 108.03 feet, along the centerline of Morse Street; thence West, 196.04 feet; thence North 108.03 feet; thence East 196.04 feet, to the point of beginning, in the Town of Cedar Lake, Lake County, Indiana.

And commonly known as: 13430 Morse St, Cedar Lake, IN 46303

Parcel Number: 45-15-26-179-031.000-043

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").

RESTRAINT ON ALIENATION: This Deed of transfer is subject to the following restrictions:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$56,640.00 FOR A PERIOD OF THREE (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 PRINCIPAL AMOUNT OF GREATER THAN \$56,640.00 FOR A PERIOD OF THREE (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.

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 1st day of May, 2014, which Deed is to be effective on the date of conveyance, being the 2nd day of May, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION:
BY: DOYLE LEGAL CORPORATION, P.C. WITH POWER OF ATTORNEY

By: _____
Printed: James L. Shoemaker,
Title: Attorney

Power of Attorney recorded as Instrument No. 2013-093418 in
DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER
the Lake County Recorder's Office

MAY 12 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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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 Fannie Mae a/k/a Federal National Mortgage Association 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 1st day of May, 2014.

My Commission Expires:

July 08, 2019

Carolyn R. Leatherbury
Notary Public

My County of Residence:

Marion

Carolyn R. Leatherbury
Printed Name

Return Recorded Deed To:
Total Title
41 E Washington Street
Suite 400
Indianapolis, IN 46204

Send Tax Statements To:

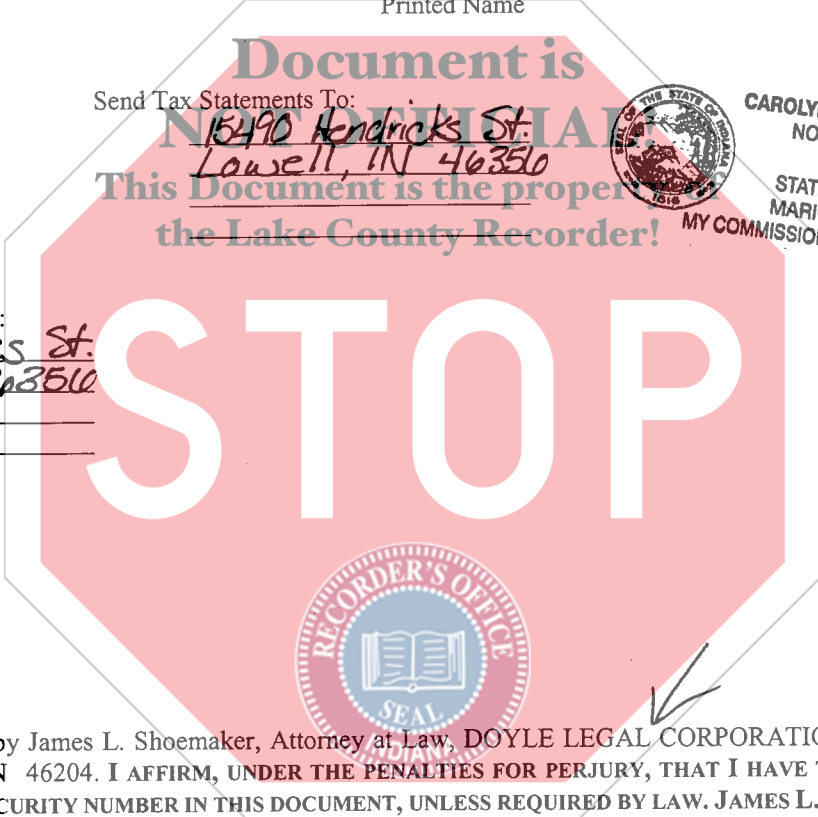
15490 Hendricks St.
Lowell, IN 46350



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

Grantee's Mailing Address:

15490 Hendricks St.
Lowell, IN 46350



This instrument prepared by James L. Shoemaker, 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. JAMES L. SHOEMAKER.