

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 048156

2014 AUG 12 AM 8:38

MICHAEL S. BROWN  
RECORDER

File Number: 13-09542  
RECORD AND RETURN TO:  
US Title  
109 Daventry Lane  
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-11-14-151-010.000-036

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

CONVEYS AND WARRANTS

Unto Elias Guerra, ("Grantees"), whose tax mailing address is 1806 Saint George Dr Schererville, IN 46375 for and in consideration of the sum of One Hundred Thirty-Three Thousand and 00/100 Dollars (\$133,000.00) 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:

Lot 120 in Novo-Selo, Unit No. 3, in the Town of Schererville, as per plat thereof, recorded in Plat Book 48, Page 67, in the Office of the Recorder of Lake County, Indiana.

BEING the same property conveyed to Robert A. Spirito and Ruth A. Spirito, husband and wife, by Warranty Deed dated May 5, 1979, of record in Instrument Number 531063, in the Office of the Lake County Recorder.

FURTHER BEING the same property conveyed to Federal National Mortgage Association ("Fannie Mae"), by Sheriff's Deed dated December 6, 2013, of record in Instrument Number 2013-094515, in the Office of the Lake County Recorder.

Property Address: 1806 Saint George Dr, Schererville, IN 46375  
County: Lake

GRANTEE Address: 1806 Saint George Dr Schererville, IN 46375  
Tax Statement address: 1806 Saint George Dr Schererville, IN 46375

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 2013 taxes, due and payable in 2014.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 11 2014

03386

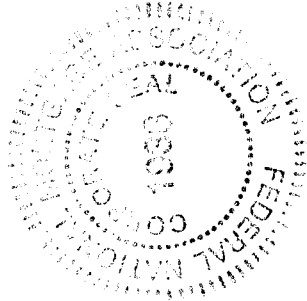
The Grantor certifies that no Indiana Gross Income Tax is due as a result of the transfer made by this conveyance.

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

18-  
618261

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IN WITNESS WHEREOF, Grantor has executed this Deed on this 15 day of May, 20 14.



GRANTOR:

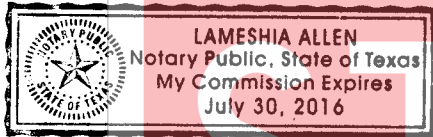
Fannie Mae AKA Federal National Mortgage Association

By: [Signature]  
Title: [Signature]

State of TEXAS

County of DALLAS

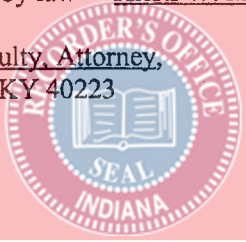
Before me, a Notary Public, in and for the said County and State, on this May 15, 2014 personally appeared \_\_\_\_\_ as \_\_\_\_\_ of Fannie Mae AKA Federal National Mortgage Association, as Grantor, who acknowledged the execution of the foregoing as its free and voluntary act and deed for the use and purposes mentioned herein.



[Signature]  
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. McNulty, Attorney

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



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