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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 079548

2014 DEC 15 AM 9:27

MICHAEL B. BROWN  
RECORDER

File Number: 14-10383  
RECORD AND RETURN TO:  
US Title  
109 Daventry Lane  
Louisville, KY 40223

A

SPECIAL WARRANTY DEED

Key No.: 45-09-30-129-015.000-018 & 45-09-30-129-016.000-018

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 Jeffrey Batson and Jennifer Batson, ("Grantees"), whose tax mailing address is 1401 Mississippi Place, Hobart, IN 46342 for and in consideration of the sum of Thirty Thousand and 00/100 Dollars (\$30,000.00) 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:

Lots 5 and 6 in Block 3 in Cressmoor 1<sup>st</sup> Subdivision, Hobart, as per plat thereof, recorded in Plat Book 21, Page 25, in the Office of the Recorder of Lake County, Indiana.

BEING the same property conveyed to Peter Yaselsky and Eugenia J. Yaselsky, husband and wife, by Quitclaim Deed dated October 5, 1965, of record in Instrument Number 653240, in the Office of the Recorder of Lake County, Indiana. Peter Yaselsky passed away, vesting the property to Eugenia J. Yaselsky, see Survivorship Affidavit of record in Instrument Number 2003-106006, in the Office aforesaid.

FURTHER BEING the same property conveyed to Federal National Mortgage Association ("Fannie Mae") by Sheriff's Deed dated April 4, 2014, of record in Instrument Number 2014-022835, in the Office of the Recorder of Lake County, Indiana.

Property Address: 910 W 38th Place, Hobart, IN 46342  
County: Lake

GRANTEE Address: 1401 MISSISSIPPI PL, HOBART IN 46342  
Tax Statement address: " "

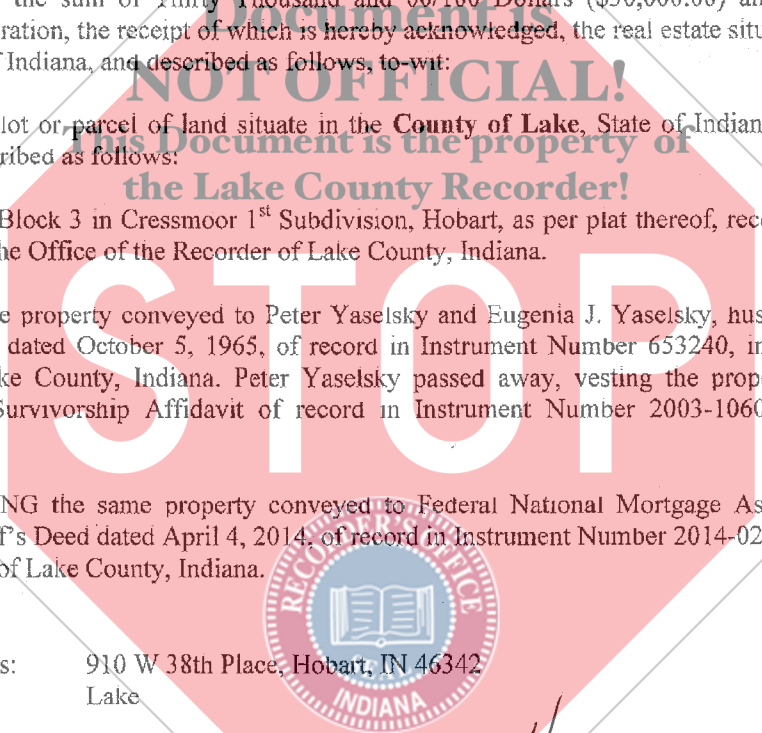
Grantor warrants title against the lawful claims arising, by, through, or under Seller's ownership ONLY, but not further or otherwise. Subject to any and all easements and/or restrictions of public record, including any governmental laws, ordinances and regulations, which may apply to the herein referenced 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.

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

Grantee herein shall be prohibited from conveying captioned property for a price of greater than \$36,000.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 11 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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CK# 620036  
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prohibited from encumbering subject property with a security interest in the principle amount of greater than \$36,000.00 for a period of 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.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 7th day of October 2014.

**GRANTOR:**

Fannie Mae AKA Federal National Mortgage Association

By: [Signature]  
Title: Cindy Dolzai  
**Asst. Vice President**

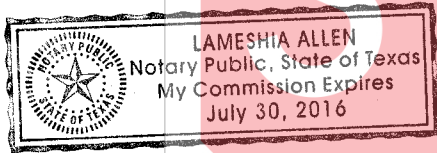
State of TEXAS

County of DALLAS

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**This Document is the property of**

Before me, a Notary Public, in and for the said County and State, on this Oct. 7, 2014 personally appeared Cindy Dolzai as ASST VICE PRESIDENT 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

