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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 081134

2014 DEC 22 AM 9:59

MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, as hereinafter referred to as "Grantor", for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey to Troy D. Keiser and Camille M. Keiser, husband and wife, hereinafter referred to as "Grantee", the following described real estate located in Lake County, State of Indiana, to-wit:

**LOT 456 DOUBLETREE LAKE ESTATES PHASE IV, IN THE TOWN OF WINFIELD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 86 PAGE 71 AND AS AMENDED BY PLAT OF CORRECTION RECORDED IN PLAT BOOK 89 PAGE 8 AND PLAT BOOK 89 PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

More commonly known as: 10572 Erie Drive, Crown Point, IN 46307.  
Parcel #: 45-17-04-327-021.000-047

Subject to taxes for the year 2013 due and payable in May and November, 2014, and thereafter, and subject also to easements and restrictions of record.

TO HAVE AND TO HOLD said premises with the appurtenances thereto, and all rents, issues and profits thereof to the said Grantee, its successors and assigns, forever. And the said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that the said premises are free and clear from all encumbrances whatsoever, by, from, through or under the said Grantor, except current taxes and assessments due and payable in May and November, 2014 and thereafter, and easements and restrictions of record, and that the said Grantor will forever warrant and

28915

DEC 19 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

AMOUNT \$ 20 -  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 234898  
OVERAGE 1  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK LM

E 2

defend the same, with the appurtenances thereunto belonging, unto said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, from, through or under the said Grantor, except as stated above.

The undersigned person executing this Deed on behalf of said Grantor corporation represents and certifies that that he/she has been duly empowered and authorized by proper Resolution of the Board of Directors of said corporation to execute and deliver this Deed, that the Grantor corporation has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said Fannie Mae A/K/A Federal National Mortgage Association has caused this deed to be executed this 17<sup>th</sup> day of November, 2014.



Fannie Mae A/K/A Federal National Mortgage Association

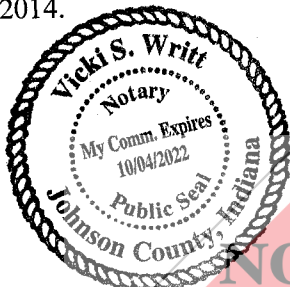
SIGNATURE  
By Barry T. Barnes, Partner  
Feiwell & Hannoy, P.C. Attorneys in Fact for  
Fannie Mae A/K/A Federal National Mortgage Association  
under Power of Attorney recorded March 11, 2014  
as Instrument No. 2014013342



STATE OF INDIANA )  
 ) SS  
COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Barry T. Barnes of Feiwell & Hannoy, P.C. as POA for Fannie Mae A/K/A Federal National Mortgage Association, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 17<sup>th</sup> day of November, 2014.



*Vicki S. Witt*  
Notary Public

**Mail Tax Statements:** Troy D. Keiser and Camille M. Keiser  
10572 Erie Drive  
Crown Point IN 46307

**Grantee's Address:**  
10572 Erie Drive  
Crown Point IN 46307

This instrument prepared by Barry T. Barnes, 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.

*A. Nasby*  
Printed: A. Nasby

Return original deed to Statewide Title Company, Inc., Escrow Dept., 6525 East 82nd Street, Suite 110, Indianapolis, IN 46250. (14003968)

