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MICHAEL L. BROWN
RECORDER

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SPECIAL CORPORATE WARRANTY DEED WITH RESTRAINT ON ALIENATION

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 Ninety-Two Thousand Dollars (\$92,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto MARK RYON, (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

Legal Description Attached Hereto as Exhibit "A"

And commonly known as: 2809 Hart Street, Dyer, IN 46311

Parcel No.: 45-10-13-454-002.000-034

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 \$110,400 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 \$110,400 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 12th day of December, 2014, which Deed is to be effective on the date of conveyance, being the 16th day of December, 2014.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION:
BY: DOYLE LEGAL CORPORATION, P.C., AS ATTORNEY IN FACT

By: Tina M. Caylor
Printed: Tina M. Caylor, Attorney
Power of Attorney recorded as Instrument No. 2013-093418 in the Lake County Recorder's Office

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 22 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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clg. 20-15139
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1.00 Owell

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State on this day personally appeared Tina M. Caylor, Attorney of DOYLE LEGAL CORPORATION, P.C., as Attorney in Fact 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 12th day of December, 2014.

My Commission Expires:

October 15, 2020

Julia Ann Ogden
Notary Public

My County of Residence:

Marion

Julia Ann Ogden
Printed Name

JULIA ANN OGDEN
NOTARY PUBLIC
STATE OF INDIANA
MARION COUNTY
SEAL
MY COMMISSION EXPIRES OCTOBER 15, 2020

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

Document is NOT OFFICIAL!
Send Tax Statements To:
This Document is the property of
the Marion County Recorder!

8600 Beattie St
DYER, IN 46311

Grantee's Mailing Address:

MARK BYANT
8600 Beattie St.
Dyer, IN
46311

STOP



This instrument prepared by Craig D. Doyle, 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. CRAIG D. DOYLE.

Exhibit "A"

The North 85 Feet of the South 711 Feet of the West 200 Feet of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 35 North, Range 10 West of the Second Principal Meridian, in the Town of Dyer, Lake County, Indiana.



This instrument prepared by Craig D. Doyle, 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. CRAIG D. DOYLE.