

2015 027903

2015 MAY -8 PM 1:34

MICHAEL B. BROWN  
RECORDER

File Number: 15-12236  
RECORD AND RETURN TO:  
US Title  
109 Daventry Lane  
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-08-03-402-009.000-004

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 Questor Evans, ("Grantees"), whose tax mailing address is 377 Polk St. Gary, IN. 46402 for and in consideration of the sum of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) 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 32 and the North 11 feet of Lot 31 and the South 1 foot of Lot 33, Block 93, Gary Land Company's 1st Subdivision in the City of Gary as per plat thereof recorded in Plat Book 6, Page 15 in the Office of the Recorder of Lake County, Indiana.

Being the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated June 6, 2014 and of record as Instrument No. 2014-035179 in the Office of the Lake County Recorder.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$3,300.00 for a period of 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 principle amount of greater than \$3,300.00 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.

Property Address: 553-55 Rhode Island St, Gary, IN 46402  
County: Lake

GRANTEE Address: 377 Polk St. Gary, IN. 46402  
Tax Statement address: 377 Polk St. Gary, IN. 46402

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 2014 taxes, due and payable in 2015.

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

HOLD FOR MERIDIAN TITLE CORP

15-14716

20138

DULY ENTERED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER

MAY 06 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

18.  
mt  
mb

IN WITNESS WHEREOF, Grantor has executed this Deed on this 27<sup>th</sup> day of April, 2015.

GRANTOR:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, By Jennifer L. Pennell, Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title, as attorney in fact pursuant to Power of Attorney of record as Instrument No. \_\_\_\_\_ in the office of the Lake County Recorder.

*Jennifer L. Pennell*

Document is NOT OFFICIAL!

By: Jennifer L. Pennell  
Title: Attorney

State of KENTUCKY

This Document is the property of the Lake County Recorder!

County of JEFFERSON

Before me, a Notary Public, in and for the said County and State, on this \_\_\_\_\_ day of April 2015 personally appeared Jennifer L. Pennell, as Attorney for MF Title of Kentucky, Inc., d/b/a MF Title, Inc., d/b/a US Title as Attorney in Fact for FANNIE MAE A/K/A 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.



*LaVonda Boyd*

Notary Public  
Type Name: *LaVonda Boyd*  
County of Residence Jefferson  
My Commission Expires: *2/23/19*

'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. McAnulty, Attorney

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