~ 2015 031157

STATE OF INDIANA. LAKE COUNTY. FILED FOR RECORD

2015 MAY 20 AM 9: 35

MICHAEL B. BROWN RECORDER

SPECIAL WARRANTY DEED (INDIANA)

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association , FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO THE GRANTEE, Michael Benninghoff, OF Lake COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, State OF INDIANA, TO WIT:

Lot 45 in Woodland Manor, Unit 1, an Addition to the Town of Lowell, as shown in Plat Book 41, page 58, in Lake County, Indiana.

More commonly known as: 589 Driftwood Court, Lowell, Indiana 46356

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF, IN AND TO THE ABOVE DESCRIBED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES; TO HAVE AND TO HOLD THE SAID PREMISES AS ABOVE DESCRIBED, WITH THE APPURTENANCES, UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE GRANTOR, FOR ITSELF, AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, HIS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE DONE, ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT THE SAID

PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE SAME, BY, THROUGH OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEFEND SUBJECT TO:

GENERAL REAL ESTATE TAXES FOR THE YEAR 2014, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO THE COLLATERAL INTEREST, IF ANY, OF THE GRANTEE'S LENDER.

"GRANTOR STATES THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE AT THIS TIME AS A RESULT OF THE CONVEYANCE HEREIN."

Din.	IN WITNESS WHEREOF, SAID GR	ANTOR HAS C	AUSED ITS SEAL	TO BE AFFIX	ED AND ITS N	AME TO BE
DULY	IN WITNESS WHEREOF, SAID GR ENTERED BY ITS AUTHORIZED AC AL ACCEPTANCE FOR TOWNSUBJECT	ENT ON THE	TOM DAY O	F HON	2015	MINE TO BE
FIN.	AL ACCEPTANCE FOR TO SUBJECT		<u></u>	, -1 1/11/	, 2015.	
	OLL IANCE FOR THE SUBJECT					

Rannie Mae AKA Federal National Mortgage Association, BY: Mercer Belanger, attorney in fact MAY 18 2015

JOHN E. PETALAS LAKE COUNTY AUDITOR

012223

E \$18.00 #7893

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BY: Jan Blitathair	
	By: Mercer Belanger at attorney in fact for
Title resurer	Fannie Mae aka Federal National Mortgage Association
ACKNOWLEDGEMENT:	nA Recorded
STATE OF Indiana))SS:	14
COUNTY OF Marion)	0A Recorded 2-12-14 2014008250
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAI HEREBY CERTIFY THAT	D COUNTY, IN THE STATE AFORESAID, DO , PERSONALLY KNOWN TO ME AS THE Al National Mortgage Association, AND
FOREGOING DEED APPEARED BEFORE ME THIS DAY IN PETHAT HE/SHE SIGNED, SEALED AND DELIVERED THE SAII BY THE BOARD OF DIRECTORS OF SAID CORPORATION, AS	DEED PURSUANT TO AUTHORITY GIVEN
AS THE FREE AND VOLUNTARY ACT AND DEED OF SPURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL, THIS	2 1
	PUBLIC-Signature
My Commission Expires: 5 NOTARY	BUBLIC-Print S. Stople
PREPARED BY: Jennifer D. McNair, Attorney at Law Mercer Belanger One 46204	e Indiana Square, Suite 1500,
MAIL FUTURE TAX BILLS TO 589 Driftwood Court, Lowell, Indiana GRANTEES MAILING 589 Driftwood Court, Lowell, Indiana 4635 AFTER RECORDING RETURN TO: MERCER BELANGER, One Indiana 4635 I affirm, under penalt	46356 6 iana Square, Suite 1500 INDY, IN 46204 NOTARY SFAI
I affirm, under penals that I have taken reas redact each social sec this document unless Septiance Lace	conable care to curity number in required by law