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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 032552

2015 MAY 28 AM 9:41

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, Zachary Verduyn, OF Lake COUNTY, INDIANA, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF Lake, OF INDIANA, TO WIT:

Unit 8211 in Buildings 4 and 4A, in Sedona Unit 3 C, Tempe Lake Condominiums, a Horiztonal Property Regime as created by the Declaration recorded June 15, 2004, as Document No. 2004-050006, and as amended by the Site Plan recorded October 12, 2005, as Document No. 2005-089774, in the Office of the Recorder of Lake County, Indiana, together with the undivided interest in the common elements appertaining thereto.

More commonly known as: 8211 Lincoln Cir B, Merrillville, In 46410

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."

IN WITNESS WHEREOF, SAID GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS AUTHORIZED AGENT ON THE 19th DAY OF May, 2015.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 27 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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CK# 7974
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