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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 062460

2015 SEP 11 AM 9:09

MICHAEL B. BROWN
RECORDER

SPECIAL CORPORATE WARRANTY DEED WITH RESTRAINT ON ALIENATION

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. BOX 650043, DALLAS, TX 75265-0043 (hereinafter referred to as "Grantor"), a corporation organized and existing under the laws of the United States of America, for the sum of Ninety-Five Thousand, Seven Hundred Fifty Dollars (\$95,750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS unto STEPHEN A. FANTIN AND JESSICA M. FANTIN, Husband and Wife (hereinafter referred to as "Grantee") of Lake County, in the State of Indiana, the following described real estate, to-wit:

The East 20 feet of Lot 33 and West 40 feet Lot 32, in the Suburban Terrace Addition to Dyer as per plat thereof, recorded in Plat Book 31 page 94 in the Office of the Recorder of Lake County, Indiana.

And commonly known as: 510 Avalon Dr, Dyer, IN 46311

PARCEL NUMBER: 45-10-12-254-003.000-034

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 \$114,900.00 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 \$114,900.00 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 2nd day of September, 2015, which Deed is to be effective on the date of conveyance, being the 4th day of September, 2015.

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 in Fact
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

SEP 10 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

04221

AMOUNT \$ 18-
CASH _____ CHARGE _____
CHECK # 18392
OVERAGE _____
COPY _____
NON-COM _____
CLERK RV

E

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 in Fact 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 2nd day of September, 2015.

My Commission Expires:

December 26, 2021

Delandria N. Powell
Notary Public

My County of Residence:

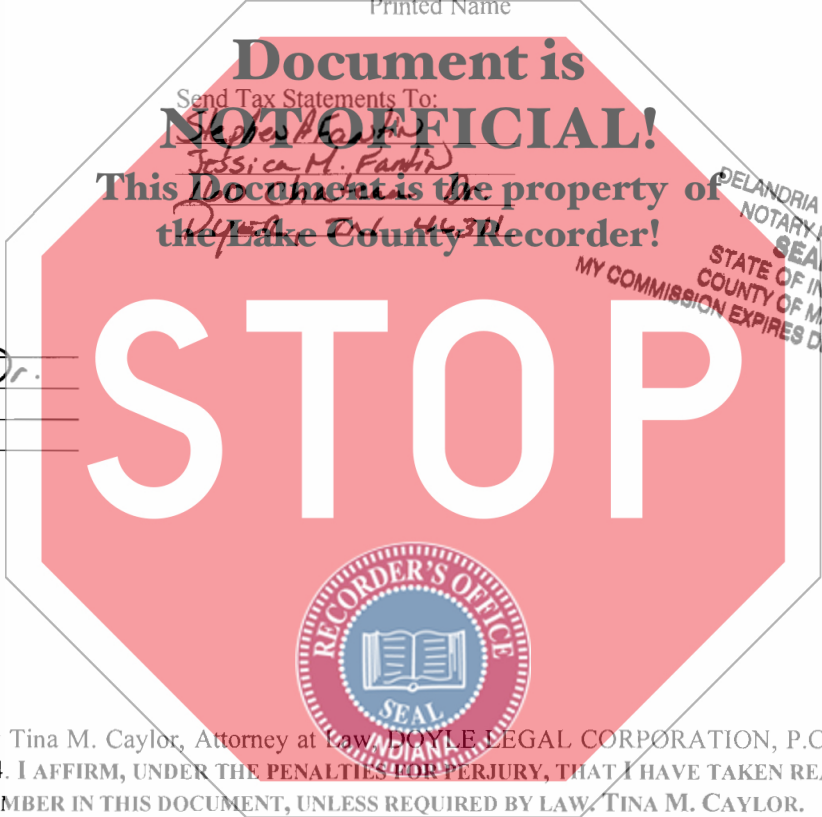
Marion

Delandria N. Powell
Printed Name

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

Grantee's Mailing Address:

160 Chateau Dr.
Dyer, IN
46311



Send Tax Statements To:
Stephanie A. Constantino
Jessica M. Farber
Delandria N. Powell
46311

DELANDRIA N. POWELL
NOTARY PUBLIC
SEAL
STATE OF INDIANA
COUNTY OF MARION
MY COMMISSION EXPIRES DECEMBER 26, 2021

This instrument prepared by Tina M. Caylor, 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. TINA M. CAYLOR.