

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 067557

2015 OCT -1 AM 9:20

MICHAEL B. BROWN
RECORDER

File Number: 15-12277
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-07-12-101-017.000-004

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 William F Webb, unmarried, ("Grantee"), whose tax mailing address is 980 Hamlin St, Gary, IN 46406 for and in consideration of the sum of Twenty Eight Thousand and 00/100 Dollars (\$28,000.00) 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:

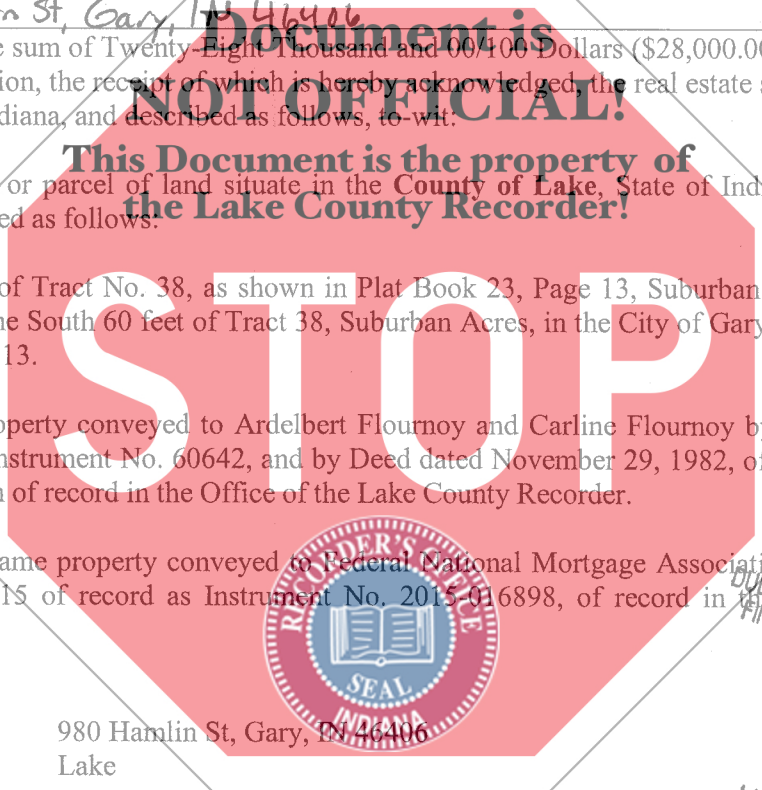
The North 40 feet of Tract No. 38, as shown in Plat Book 23, Page 13, Suburban Acres, Lake County, Indiana. ALSO: The South 60 feet of Tract 38, Suburban Acres, in the City of Gary Indiana, as shown in Plat Book 23, Page 13.

Being the same property conveyed to Ardelbert Flournoy and Carline Flournoy by Deed dated June 3, 1970 of record as Instrument No. 60642, and by Deed dated November 29, 1982, of record as Instrument No. 688914, both in of record in the Office of the Lake County Recorder.

Further being the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated March 6, 2015 of record as Instrument No. 2015-016898, of record in the Office of the Lake County Recorder.

Property Address: 980 Hamlin St, Gary, IN 46406
County: Lake

GRANTEE Address: 980 Hamlin St, Gary, IN 46406
Tax Statement address: 980 Hamlin St, Gary, IN 46406



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

SEP 30 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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 the transfer made by this conveyance.

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18.
ck. 626100
DN

IN WITNESS WHEREOF, Grantor has executed this Deed on this 21 day of September, 2015.

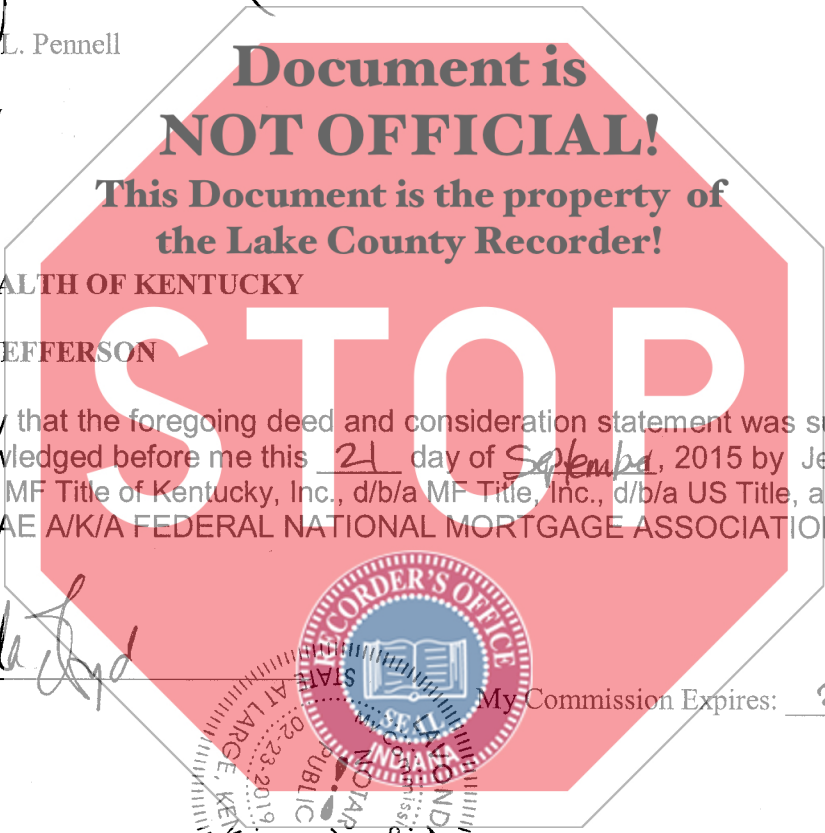
GRANTOR(S)

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, By 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 pursuant to Power of Attorney of record in Instrument Number 2015 04 33 19 in the Office of the Lake County Recorder.

Jennifer L. Pennell

By: Jennifer L. Pennell

Title: Attorney



COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

I hereby certify that the foregoing deed and consideration statement was subscribed, sworn to, and acknowledged before me this 21 day of September, 2015 by 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, Grantor(s).

Shonda Boyd

Notary Public

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