

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 OCT -5 PM 12:30

MICHAEL B. BROWN
RECORDER

2015 068250

Tax ID Number(s):
20-13-0442-0031

45-11-15-206-012.000-036

SPECIAL WARRANTY DEED

15-4222REO

THIS INDENTURE WITNESSETH THAT

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, P.O. Box 650043, Dallas, TX 75265-0043, a corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C.

Document is
CONVEY(S) AND WARRANT(S) TO
NOT OFFICIAL!

Angela M. Sowa, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

Lot 31 in Country Hills Estates, an Addition to the Town of Silverville, as per plat thereof, recorded in Plat Book 64, page 6, in the Office of the Recorder of Lake County, Indiana.

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

This instrument is being executed under the authority granted by a Power of Attorney dated 12/3/13 and recorded 12/20/13 as Instrument Number 2013095166 in the office of the Recorder of Lake County, Indiana.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

HOLD FOR MERIDIAN TITLE CORP

015843

MTC File No.: 15-4222

Page 1 of 2

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 01 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

MT
an

IN WITNESS WHEREOF, the Grantor has executed this deed this 17 day of September, 2015

FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION

Robert S Kruszynski
Printed: Robert S Kruszynski

By: Unterberg & Associates, P.C., as Attorney-in-Fact
under POA recorded as Instrument No. 2015095166

State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named FANNIE MAE a/k/a FEDERAL NATIONAL MORTGAGE ASSOCIATION, by their attorney-in-fact, Unterberg & Associates PC by Robert S Kruszynski, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 17 day of September, 2015.

My Commission Expires: 5-14-23

Denise Milcarek
Signature of Notary Public

Denise Milcarek
Printed Name of Notary Public

Lake - IN
Notary Public County and State of Residence



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032



Property Address:
531 James Wittchen Drive
Scherverville, IN 46375

Grantee's Address and Mail Tax Statements To:
531 James Wittchen Drive
Scherverville, IN 46375

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. Andrew R. Drake