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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 069387

2015 OCT -9 AM 11:44

MICHAEL B. BROWN
RECORDER

File Number: 15-12235
RECORD AND RETURN TO:
US Title
109 Davenport Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-08-03-304-017.000-004

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 Zachariah Williams, ("Grantees"), whose tax mailing address is 161 SaFellows Ave, Chumwa, IA. 52501 for and in consideration of the sum of One and 00/100 Dollars (\$1.00) 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:

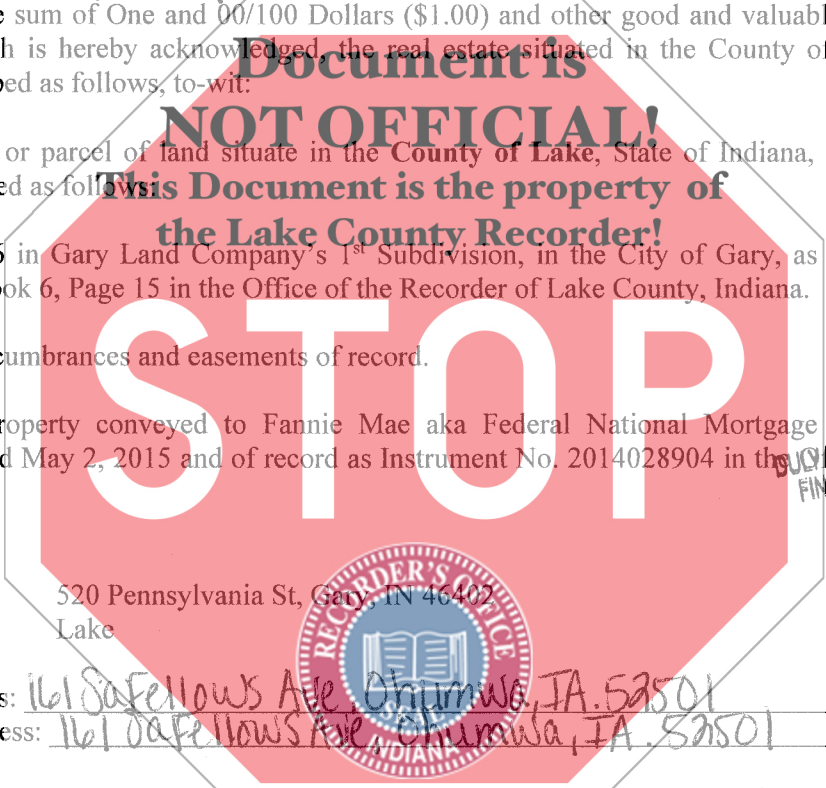
Lot 11 in Block 86 in Gary Land Company's 1st Subdivision, in the City of Gary, as per plat thereof recorded, in Plat Book 6, Page 15 in the Office of the Recorder of Lake County, Indiana.

Subject to liens, encumbrances and easements of record.

Being the same property conveyed to Fannie Mae aka Federal National Mortgage Association by Sheriff's Deed dated May 2, 2015 and of record as Instrument No. 2014028904 in the Lake County Recorder.

Property Address: 520 Pennsylvania St, Gary, IN 46402
County: Lake

GRANTEE Address: 161 SaFellows Ave, Chumwa, IA. 52501
Tax Statement address: 161 SaFellows Ave, Chumwa, IA. 52501



Association TAXATION SUBJECT
DOCUMENT ENTERED FOR
FINAL ACCEPTANCE FOR
OCT 07 2015
JOHN E. BETALAS
LAKE COUNTY AUDITOR

04774

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.

Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$ 1.20 for a period of 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 principle amount of greater than \$ 1.20 for a period of 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.

HOLD FOR MERIDIAN TITLE CORP

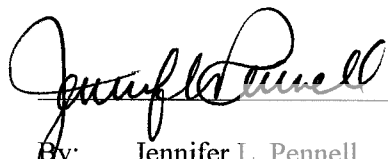
15-31524

\$18.00
M.E
M.T

IN WITNESS WHEREOF, Grantor has executed this Deed on this 28 day of September, 2015.

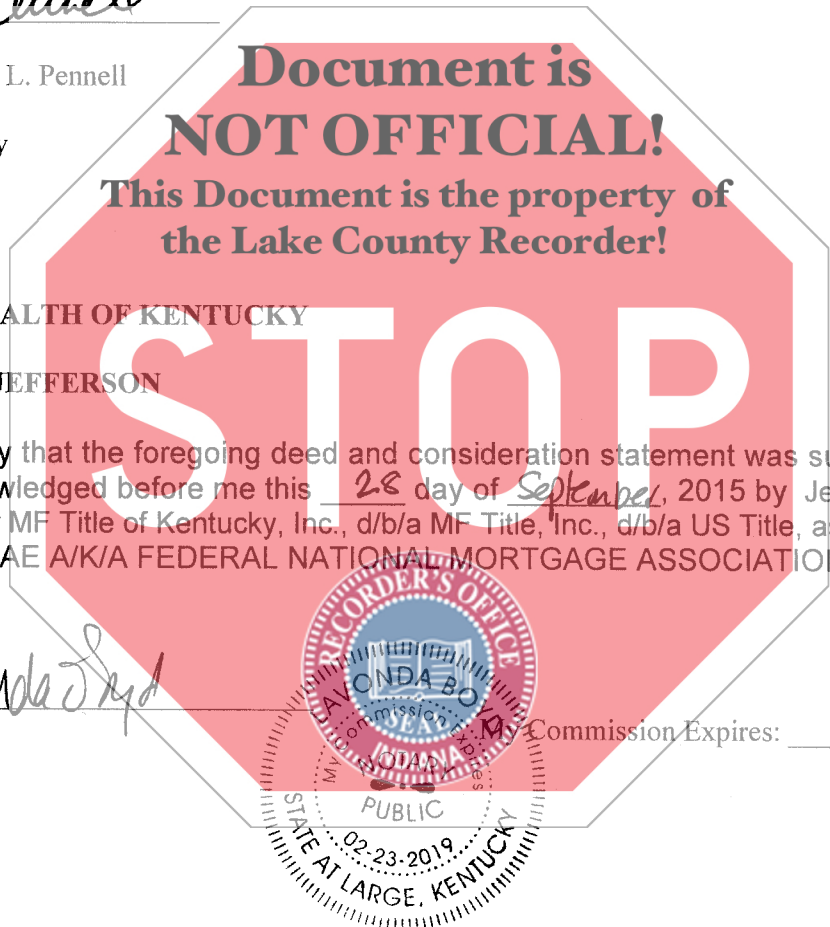
GRANTOR(S)

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 2015040319 in the Office of the Lake County Recorder.



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 28 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).


Notary Public



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. McNulty, Attorney

Instrument Prepared by: Kristi W. McNulty, Attorney,
US Title, 109 Daventry Lane, Louisville, KY 40223