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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 072125

2015 OCT 23 AM 11:18

MICHAEL B. BROWN
RECORDER

File Number: 15-13067
RECORD AND RETURN TO:
US Title
109 Daventry Lane
Louisville, KY 40223

SPECIAL WARRANTY DEED

Key No.: 45-08-03-481-002.000-004

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 Questor A. Evans, ("Grantees"), whose tax mailing address is 377 Polk St, Gary, IN 46402 for and in consideration of the sum of One Thousand Two Hundred and 00/100 Dollars (\$1,200.00) 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 2 (except the North 10 feet thereof) and Lot 3 (except the South 10 feet thereof), Block 2, Resubdivision of Gary Land Company's Thirteenth Subdivision, in the City of Gary, as shown in Plat Book 19, Page 10, in the Office of the Recorder of Lake County, Indiana.

BEING the same property conveyed to Federal National Mortgage Association by Sheriff's Deed dated December 12, 2014, recorded December 30, 2014 as Instrument Number 2014-083956, Lake County Recorder's Office, Indiana.

Property Address: 809 Ohio St, Gary, IN 46402
County: Lake

GRANTEE Address: 377 Polk St, Gary, IN 46402
Tax Statement address: 377 Polk St, Gary, IN 46402

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 entirety, 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 \$ 1,440.00 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 \$ 1,440.00 for a period of 3 months from the date of the recording of this deed. This restriction 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

15-35851

22499

OCT 21 2015
JOHN E. PETALAS
LAKE COUNTY AUDITOR

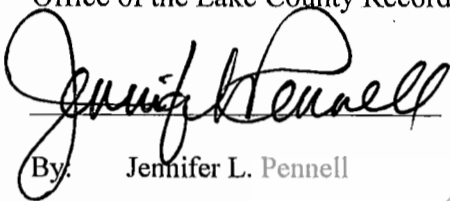
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IN WITNESS WHEREOF, Grantor has executed this Deed on this 19 day of October, 2015.

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 2015047319 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 9 day of October, 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: 1-28-2019

'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