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STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

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MICHAEL B. BROWN RECORDER

Parcel No: 45-08-33-108-009.000-004

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Federal National Mortgage Association a/k/a Fannie Mae, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, organized and existing under the laws of the United States of America ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and specially warrant to Ruby M. Stewart ("Grantee"), the following described real estate located in Lake County, State of Indiana:

LOT 23 IN BLOCK 2, ROBERTIK CENEKS IST ADDITION, AS PERPLAT THEREOF, RECORDED IN PLAT BOOK 17 PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. Commonly known as: 4651 Euclinean Street Gary IN 16408 roperty of

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other limitations of record, if any; (ii) all real estate taxes and assessments due for the year 2014 and payable in 2015 and thereafter, (iii) all matters which would be disclosed by an accurate survey and physical inspection of the Real Estate; and (iv) the interests of any tenant(s) in possession of the Real Estate.

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successors and assigns, that Grantor will forever defend title to the Real Estate (subject to the matters to which the conveyance is hereinabove made subject) against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, by, through, under, or based upon the acts of, Grantor, but note other

DEED RESTRICTION:

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$18,000.00 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 \$18,000.00 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 MORTAGE OR DEED OF TRUST.

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

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JOHN E. PETALAS LAKE COUNTY AUDITOR 20 MM 4241714 The undersigned person executing this Deed on behalf of Grantor represents and certifies that he has been fully empowered to execute and deliver this Deed pursuant to the Power of Attorney referenced below and said Power of Attorney remains in full force and effect and has not been terminated or rescinded by either party; that Grantor has full capacity to convey the real estate described herein, and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 20th day of November, 2015.



This Document is the peroperty of

the La Feiwell & Hannoy, P.C. Attorney in Fact for Federal National Mortgage Association A/K/A Fannie Mae under Power of Attorney recorded March 11, 2014 as Instrument No. 2014013342

STATE OF INDIANA

COUNTY OF MARION

Before me, a Notary Public in and for said County and State, personally appeared Barry T. Barnes, Partner with Feiwell & Hannoy, P.C. as POA for Federal National Mortgage Association, who acknowledged the execution of the foregoing Special Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true and correct, to the best of his knowledge, information and belief.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this 20th day of November, 2015.

tary Public

Comm. Expires

Mail Fax Statements:

(VBY M StEWART

535 E. 43rd Avenue

Cyan IN 46408

Grantee's Address:

535 E. 43rd Avenue Bay 1 xx 46409

This instrument prepared by Barry T. Barnes, Attorney at Law based upon a commitment for title insurance furnished by Statewide Title Company, Inc. under commitment number 15001024C-C.

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.—Barry T. Barnes

Return deed to Statewide Title Company, Inc., Escrow Dept., 6525 E. 82nd St., Ste. 110, Indianapolis, IN 46250.

This Document is the property of the Lake County Recorder!

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