

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 006624

2017 JAN 31 AM 8:34

MICHAEL B. BROWN
RECORDER

PARCEL ID: 45-16-07-276-021-000-042

10FA

T-155354-16

SPECIAL WARRANTY DEED

This Indenture Witnesseth That: FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, a federally chartered corporation organized and existing under the laws of the United States of America, whose Post Office Address is P.O. Box 650043, Dallas, TX 75265-0043, Grantor:



Unto Timothy L Kreisler and Anna C Weaver, whose address is 2724 81st St, Highland, IN 46322, Grantees, for and in consideration of the sum of ONE HUNDRED FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$142,500.00) and other good and consideration, the receipt of which is hereby by acknowledged, the real estate situated in COUNTY OF LAKE, in the State of Indiana, to wit;

LOT 92 IN FASHION TERRACE UNIT NO. 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 109, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Also Known As 301 WALNUT LN, CROWN POINT, IN 46307

This conveyance is made expressly subject to all restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title to the property herein conveyed.

Grantor hereby SPECIALLY WARRANTS only that no defects in or liens on the title to the property were created by, through or under Grantor during its ownership of title, except as set forth above, and Grantor will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, except as set forth above.

Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance of the property.

This instrument is being executed under the authority granted by that certain Power of Attorney recorded as instrument #2017-001488 in the office of the Recorder of COUNTY OF LAKE, Indiana. The undersigned Attorney in Fact has no actual knowledge or notice of the revocation or termination of the aforementioned Power of Attorney.

\$18

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 30 2017

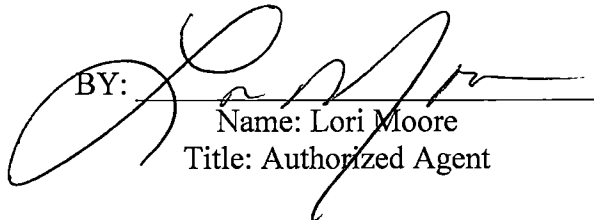
JOHN E. PETALAS
LAKE COUNTY AUDITOR

CK#
00047794800

E C

IN WITNESS WHEREOF, the Grantor, has executed this Special Warranty Deed this 19th day of January, 2017.


FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
BY: FIRST TITLE & ESCROW, INC.
ATTORNEY-IN-FACT

BY: 
Name: Lori Moore
Title: Authorized Agent

STATE OF MARYLAND
COUNTY OF MONTGOMERY

I, Susan J Harris, a Notary Public in and for the jurisdiction aforesaid, do hereby certify and acknowledge that on this 19th day of January, 2017, Lori Moore of FIRST TITLE & ESCROW, INC., attorney-in-fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, who is personally well known to me as the person named in capacity to execute the foregoing and annexed deed, bearing date on the 19th day of January, 2017, Lori Moore personally appeared before me in the said jurisdiction and by virtue of the power vested in him/her acknowledged the same to be the act and deed of FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION.

SUSAN J. HARRIS
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES OCT. 22, 2019


Notary Public: Susan J Harris
My Commission Expires: 10/22/2019

Instrument Prepared by:
Andrew Briscoe, Attorney at Law
Briscoe Legal Services, LLC
6544 Briarwood Place
Zionsville, IN 46077



GRANTEE ADDRESS AND MAIL TAX STATEMENTS TO:
Timothy L Kreisler and Anna C Weaver
whose address is 2724 81st St, Highland, IN 46322

RETURN TO:
First Title & Escrow, Inc.
7361 Calhoun Place, Suite 200
Rockville MD 20855

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew Briscoe.

File#: T-155354-16
REO#: C1600BV