STATE OF INDIANA LAKE COUNTY FILED FOR REGGRD

2017 058043

2017 AUG 28 AM 9: 50

MICHAEL B. BROWN RECORDER

SPECIAL WARRANTY DEED (INDIANA)

THE GRANTOR, Fannie Mae AKA Federal National Mortgage Association, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, DOES DEMISE, RELEASE AND CONVEY TO THE GRANTEE, Brittany Sims and Aaron Sims, REAL ESTATE SITUATED IN THE COUNTY OF Lake, OF INDIANA, TO WIT:

the Lake County Recorder!

Lot 52 in Hearthstone Subdivision, Phase 4, as per plat thereof, recorded in Plat Book 102, page 57, in the office of the Recorder of Lake County, Indiana.

More commonly known as: 1454 Deer Creek Dr., Dyer, IN 46311

Parcel # 45-11-07-426-016.000-034

TOGETHER WITH ALL THE ESTATE, RIGHT, TITLE, INTEREST, CLAIM OR DEMAND WHATSOEVER, OF THE GRANTOR, EITHER IN LAW OR EQUITY, OF, IN AND TO THE ABOVE DESCRIBED PREMISES, WITH THE HEREDITAMENTS AND APPURTENANCES; TO HAVE AND TO HOLD THE SAID PREMISES AS ABOVE DESCRIBED, WITH THE APPURTENANCES, UNTO THE GRANTEES, THEIR HEIRS AND ASSIGNS FOREVER.

AND THE GRANTOR, FOR ITSELF, AND ITS SUCCESSORS, DOES COVENANT, PROMISE AND AGREE, TO AND WITH THE GRANTEE, HIS HEIRS AND ASSIGNS, THAT IT HAS NOT DONE OR SUFFERED TO BE DONE, ANYTHING WHEREBY THE SAID PREMISES HEREBY GRANTED ARE, OR MAY BE, IN ANY MANNER ENCUMBERED OR CHARGED, EXCEPT AS HEREIN RECITED; AND THAT THE SAID PREMISES, AGAINST ALL PERSONS LAWFULLY CLAIMING, OR TO CLAIM THE SAME, BY, THROUGH OR UNDER IT, IT WILL SPECIALLY WARRANT AND DEPEND SUBJECT TO:

GENERAL REAL ESTATE TAXES FOR THE YEAR 2016, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. SUBJECT TO THE COLLATERAL INTEREST, IF ANY, OF THE GRANTEE'S LENDER.

"GRANTOR STATES THAT NO INDIANA GROSS INCOME TAX IS DUE OR PAYABLE AT THIS TIME AS A RESULT OF THE CONVEYANCE HEREIN."

IN WITNESS WHEREOF, SAID GRAN SIGNED BY ITS AUTHORIZED AGE	NTOR HAS CAUSED I NT ON THE _ <mark> </mark>	ITS SEAL TO BE AFFIXED AND ITS NAME TO BE
DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER	004711	AMOUNT \$ CHARGE
AUG 2 4 2017,		OVERAGE
JOHN E. PETALAS LAKE COUNTY AUDITOR		NON-COM

	ge Association, By: MERCER BELANGER,
attorney in fact	
BY: Chill Within	POA Recorded
Senter R. Warkha	2-15-17 # 2017009939
Title President	# 201700993 9
Title (1 -2:)	By: Mercer Belanger at attorney in fact for
ACKNOWLEDGEMENT:	Fannie Mae aka Federal National
STATE OF Indiana)	Mortgage Association
COUNTY OF Marion)	
Doc	ument is
I, THE UNDERSIGNED, A NOTARY PUBLIC IN HEREBY CERTIFY THAT	AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO
partner of Mercer Belanger, PC, as attor	ney-in-fact for Fannie Mae A/K/A Federal National
Mortgage Association, AND PERSONALLY KA	OWNSTOME TO BE THE PERSON(S) WHOSE NAME(S) IS
SUBSCRIBED TO THE FOREGOING DEED	APPEARED BEFORE ME THIS DAY IN PERSON AND ESTONED, SEALED AND DELIVERED THE SAID DEED
	DARD OF DIRECTORS OF SAID CORPORATION, AS THEIR
FREE AND VOLUNTARY ACT, AND AS TH	IE FREE AND VOLUNTARY ACT AND DEED OF SAID
CORPORATION, FOR THE USE AND PURPOSES	THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL,	THIS 18 DAY OF August , 2017.
	Stole Hall
My Commission Expires:	NOTARY PUBLIC-Signature
, si	NOTARY PUBLIC-Printed
	STEPHANIE RADTKE
PREPARED BY: Jennifer MoNair, Attorney at Law	Marion County My Commission Expires October 7, 2017
MAIL FUTURE TAX BILLS TO: 1454 Deer Creek	Dr., Dyer, IN 46311
GRANTEES MAILING ADDRESS: 1454 Deer Creek	Dr., Dyer, IN 46311

AFTER RECORDING RETURN TO: Mercer Belanger, 1 Indiana Square, #1500, Indianapolis, IN 46204

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.

Stephanie Radthe