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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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:

**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 DEFEND 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 GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED AND ITS NAME TO BE SIGNED BY ITS AUTHORIZED AGENT ON THE 18 DAY OF August, 2017.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

004711

AUG 24 2017,

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 25 -  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 15011  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK MR

E

