

2020-017974

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2020 Mar 17 8:40 AM

TAX ID(s): 45-11-35-153-011.000-035

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:

CONVEY(S) AND WARRANT(S)

Unto Nicholas Timothy Gould, sole owner, Grantee, for and in consideration of the sum of TWO HUNDRED NINETY FIVE THOUSAND ONE HUNDRED SEVENTEEN AND 00/100 DOLLARS (\$295,117.00) and other good and valuable 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 64 IN GROUSE POINTE SUBDIVISION - PHASE II, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 98 PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA.

Also Known As 9661 DEWEY PL, 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 TO BE RECORDED PRIOR TO THIS DEED 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.

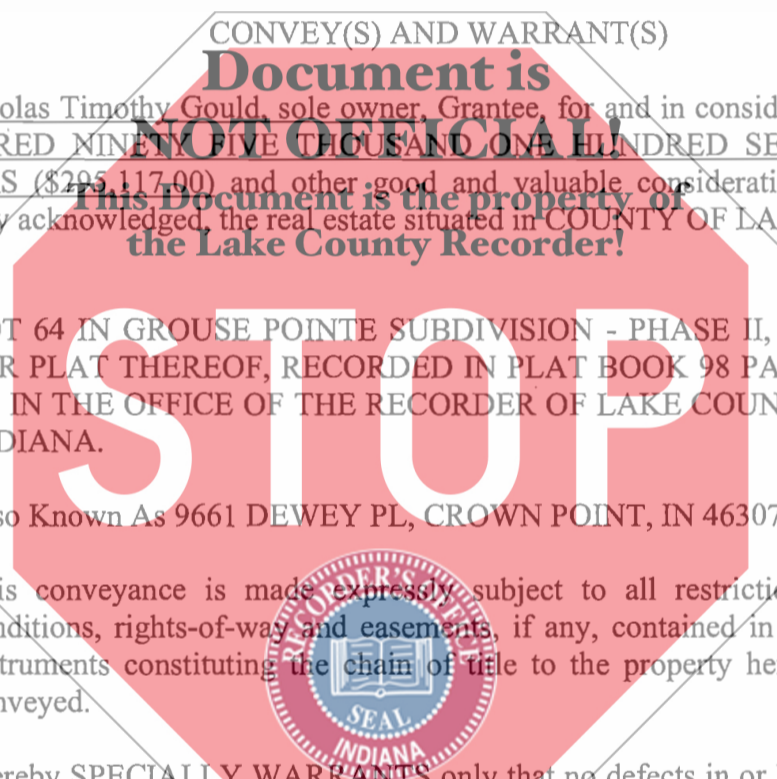
IN WITNESS WHEREOF, the Grantor, has executed this Special Warranty Deed this ___ day of MARCH 2020.

041452

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 16 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR



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83163 220
AM
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FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION
BY: FIRST TITLE & ESCROW, INC.
ATTORNEY-IN-FACT

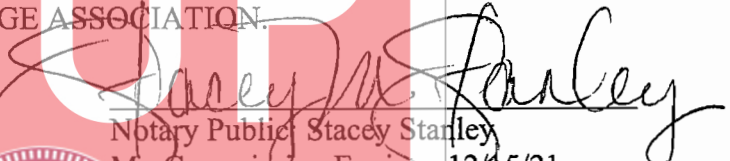
BY: 
Name: Cristina Hungerford
Title: Authorized Agent

STATE OF MARYLAND
COUNTY OF WASHINGTON

**Document is
NOT OFFICIAL!**

I, Stacey Stanley, a Notary Public in and for the jurisdiction aforesaid, do hereby certify and acknowledge that on this 5th day of MARCH, 2020, Cristina Hungerford 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 5th day of MARCH 2020, Cristina Hungerford 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.

STACEY M. STANLEY
Notary Public-Maryland
Washington County
My Commission Expires
December 15, 2021


Notary Public Stacey Stanley
My Commission Expires: 12/15/21



Instrument Prepared by:
Andrew Briscoe, Attorney at Law
Briscoe Legal Services, LLC
7820 Eagle Crest Blvd., Ste. 201
Evansville IN 47715

STACEY M. STANLEY
Notary Public-Maryland
Washington County
My Commission Expires
December 15, 2021

GRANTEE ADDRESS AND MAIL TAX STATEMENTS TO:

9661 Dewey Pl,
Crown Point IN 46307

RETURN TO:

First Title & Escrow, Inc.
15 W Gude Dr., Ste. 400
Rockville MD 20850

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-164800
REO#: C1707FQ