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2020-017977

2020 Mar 17

8:40 AM

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

TAX ID(s): 45-09-17-381-012.000-021

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 Carol Jeannine Hurst, Grantee, for and in consideration of the sum of ONE HUNDRED TEN THOUSAND AND 00/100 DOLLARS (\$110,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate situated in COUNTY OF LAKE, in the State of Indiana, to wit:

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**This Document is the property of the Lake County Recorder**

PARCEL I: LOT 14 IN JOHN T. JOHNSON'S SUBDIVISION EAST GARY, NOW LAKE STATION, AS PER PLAT THEREOF, RECORDED AUGUST 11, 1948 IN PLAT BOOK 27 PAGE 97, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA TOGETHER WITH THE EAST HALF OF VACATED RIVERHILL TRAILS. PARCEL II: THE WEST 50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF LAKE STATION, LAKE COUNTY, INDIANA.

Also Known As 2700 OLD HOBART ROAD, LAKE STATION, IN 46405

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 FEBRUARY 2020.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

041453

MAR 16 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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83162912  
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FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION  
BY: FIRST TITLE & ESCROW, INC.  
ATTORNEY-IN-FACT

BY: \_\_\_\_\_  
Name: \_\_\_\_\_  
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 \_\_\_\_\_ day of FEBRUARY 2020 \_\_\_\_\_ 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 \_\_\_\_ day of FEBRUARY 2020 \_\_\_\_\_ 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.

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



GRANTEE ADDRESS AND MAIL TAX STATEMENTS TO:  
*2700 Old Hobart Road  
Lake Station IN 46405*

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-182673  
REO#: C1904HV