

2020-024599

2020 May 5

8:38 AM

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

2 TAX ID(s): 45-11-08-302-012.000-036

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 Roger D Razo and Elsa Razo, husband and wife, Grantees, for and in consideration of the sum of THREE HUNDRED FORTY SEVEN THOUSAND AND 00/100 DOLLARS (\$347,000.00) 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 47 IN THE ESTATES OF AUBURN MEADOW PHASE 1,  
AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER  
PLAT THEREOF, RECORDED IN PLAT BOOK 92 PAGE 36,  
IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,  
INDIANA.

Also Known As 1234 WINTERBERRY LN, SCHERERVILLE, IN 46375

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 #2020-016184 on 03/09/2020 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.

21<sup>th</sup> IN WITNESS WHEREOF, the Grantor, has executed this Special Warranty Deed this day of MARCH 2020.

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

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

MAY 04 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

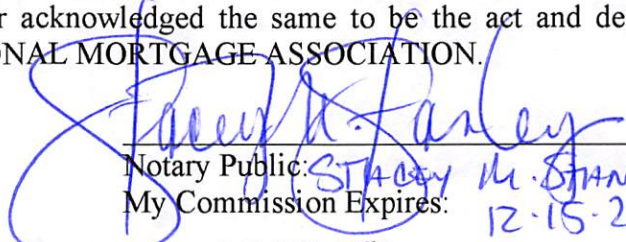
Name: CRISTINA HUNGERFORD  
Title: Authorized Agent

021715

25-  
83184549  
ok.

STATE OF MARYLAND  
COUNTY OF Washington

I, STACEY M. STANLEY, a Notary Public in and for the jurisdiction aforesaid, do hereby certify and acknowledge that on this 27th 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 27th 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.

  
Notary Public: STACEY M. 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:  
*1234 Winterberry Ln., Schererville IN 46375*

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-178353  
REO#: C1902F1