

Inst # 201504761 Mon Feb 09 08:55:00 CST 2015  
Filing Fee \$16.00 Stamp Tax \$0.00 Exempt 2 cpoockg  
Lancaster County NE Assessor/Register of Deeds Office WDEFD  
Pages 2



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**SPECIAL WARRANTY DEED**

THIS INDENTURE WITNESSETH, that the Grantor: **Federal National Mortgage Association a/k/a Fannie Mae, PO Box 650043, Dallas, TX 75265-0043**, in consideration of the sum of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged. CONVEY to Grantee: **GarMel Properties, LLC, a Nebraska Limited Liability Company**, the following described real estate (as defined in Neb. Rev. Stat. Ss76-201) in **Lancaster County, Nebraska**:

*Normal*

**Lot 3, Block 25, Normal, Lincoln, Lancaster County, Nebraska.**

More commonly known as: **5427 Normal Blvd., Lincoln, Nebraska 68506**

Subject to all prior easements, restrictions, reservations and covenants now of record, if any

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE GREATER THAN **\$87,720.00** FOR A PERIOD OF **3 MONTHS** FROM THE DATE OF RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN **\$87,720.00** FOR A PERIOD OF **3 MONTHS** FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) Is lawfully seized of such real estate and that is free from encumbrances subject to easements, reservations, covenants and restrictions of records.
- (2) Has legal power of lawful authority to convey the same.
- (3) Warrants and will defend the title to the real estate against the lawful claims of all persons.

Dated this 5<sup>th</sup> day of February, 2015

Federal National Mortgage Association a/k/a Fannie Mae

By: Eric H. Lindquist, President of Eric H. Lindquist, P.C., L.L.O., as Attorney in Fact for Federal National Mortgage Association a/k/a Fannie Mae

REO# C140V7N

# 2014123020

*sub title*

STATE OF Nebraska  
COUNTY OF Douglas

On February 5, 2015, before me, Jennifer A. Stander  
personally appeared **Eric H. Lindquist, President of Eric H. Lindquist, PC, LLO, as Attorney In Fact for Federal National Mortgage Association a/k/a Fannie Mae**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nebraska that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Jennifer A. Stander  
Signature of Notary Public

(Seal)

Return to:  
Superior Title and Escrow, LLC  
11926 Arbor Street, #100  
Omaha, NE 68144

**REO# C140V7N**