

Reception No.

A.D. 19

o'clock M.

Recorded this day of

Ret to: 9700 Indpls Blvd. Recorder

WARRANTY DEED

Highland, Ind

641880

THIS INDENTURE WITNESSETH

That Roy W Christenson and Mary L Christenson, Husband and Wife,

of Lake County, and State of Indiana

CONVEY & WARRANT

To Lorelie A Kula, Philip R Christenson and Jean E (Christenson) Brandenburg,

As Trustees of Lor-Phil-Jean Trust

of Lake County, in the State of Indiana

for the sum of Ten Dollars and other good and valuable considerations

the following described REAL ESTATE in Lake County, in the

State of Indiana, to-wit: Part of the West 1/2 of Section 17, Township 36 North, Range 7 West of the 2nd Principal Meridian, in the Town of East Gary, Lake County, Indiana, described as follows: Beginning at the point of intersection of the West line of the said Section 17 with the Southerly right of way line of the Michigan Central Railroad, thence Easterly along the said Southerly right of way line a distance of 973 feet; thence Southwesterly a distance of 325.7 feet, more or less to a point on the North line of Central Avenue which is 50 feet West of the Point of intersection of the said North line of Central Avenue with the Northwesterly right of way line of the former Joliet and Northern Railroad; thence Westerly along the said North line of Central Avenue a distance of 419.92 feet to a point of curve; thence Westerly along the North line of Central Avenue on a curve convex to the North a distance of 315.6 feet to the said West line of Section 17; thence North along the said West line of Section 17, a distance of 32.33 feet to the point of beginning, except the east 204 feet by parallel line of the West 237 feet, by parallel lines of the above described tract. Also except that part of the above described tract conveyed to the City of East Gary in Deed Record 1280 page 580 described as follows: The West 33 feet which lies on the East side of and adjacent to the West line of Section 17, being bounded on the Northerly side by the Southerly right of way line of the M.C.R.R. (now the N. Y. C. R. R.) and bounded on the Southerly side by the Northerly line of Central Avenue, all in the City of East Gary, Lake County, Indiana, the said 33 foot strip having a length of 32.33 feet, more or less, along the said West line of Section 17.

Subject to the following:

- 1. Taxes for 1981 payable in 1982 and thereafter.
2. Highways and legal right of ways.
3. Ditches and drains, if any, and all rights therein.
4. Railroad right of ways, switches and spur tracks, if any, and all rights therein.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Vertical stamps: WILLIAM RECORDS, LAKE COUNTY, INDIANA, REC'D, AUG 27 8 48 AM '81, DULY ENTERED FOR TAXATION, AUG 25 1981, AUDITOR LAKE COUNTY, AUG 27 8 48 AM '81, REC'D, JAN 25 1982.

PIONEER NAT'L TITLE INS. CO.

IN WITNESS WHEREOF, The said Roy W Christenson and Mary L Christenson, Husband and Wife

Have hereunto set their Hand and seal this 19th day of August 1981

(SEAL)

Roy W Christenson (SEAL)
Roy W Christenson

(SEAL)

(SEAL)

(SEAL)

Mary L Christenson (SEAL)
Mary L Christenson

STATE OF INDIANA, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Roy W Christenson and Mary L Christenson, Husband and Wife

who acknowledged the execution of the foregoing Deed to be their voluntary act and deed.

WITNESS, my hand and Notarial Seal this 19th day of August 1981

My commission expires 11-11-1982

William P. Gard
Notary Public

This instrument was prepared by:

William G Gard

Philip R Christenson
9700 Indianapolis Blvd
Highland, Indiana 46322

County of Residence - Lake