THIS INDENTURE WITNESSETH THAT: Lena U. Saxman, of Porter County, Indiana, hereby conveys and warrants to Northern Indiana Bank and Trust Company, Porter County, Valparaiso, Indiana, as Trustee under Trust Number 30-1808, created by Trust Agreement dated November 25, 1980, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration,

Lot ll in Anderson's Lincoln Avenue Addition to Miller, as per plat thereof, recorded in Plat Book 13, Page 10, in the Office of the Recorder of Lake County, Indiana.

real estate in Lake County, Indiana, to-wit:

the receipt of which is hereby acknowledged, the following described

SUBJECT TO:

The terms and conditions of a Real Estate Contract executed by and between Northern Indiana Bank and Trust Company, Porter County, Valparaiso, Indiana, as Executor of the Estate of George F. Ulmer, and Minnie Bledsoe, of Lake County, Indiana, dated the 6th day of March, 1981, and approved by the Lake Circuit Court on March 13, 1981. All right, title and interest of the decedent passed to Lena U. Saxman by final Order of the Lake Circuit Court under Cause Number CE 80-348, dated February 5, 1982.

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 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, 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, 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 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

DULY ENTERED FOR TAXATION

MAR 4 1982

LINE OF PRINTS

5%

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.

IN WITNESS WHEREOF, the said Lena U. Saxman has hereunto set her hand and seal this 3 day of 76, 1982.

Lena U. Saxman

STATE OF INDIANA )
SS:
COUNTY OF PORTER )

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of 766, 1982, came Lena U. Saxman and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal,

Notary Public County of Residence

My Commission Expires: BARBARA A.YOUNG

Commission Expires: November 8, 1984

County of Residence: Porter

This instrument prepared by Attorney Barbara A. Young, 101 E. Lincolnway, P.O. Box 369, Valparaiso, Indiana, 46383, 219/464-4961.