

WARRANTY DEED

THIS INDENTURE WITNESSETH, That RUTH LETT, Agent

(Grantor) of Lake County, in the State of Indiana

CONVEY AND WARRANT to THE LOWELL NATIONAL BANK

(Trustee), as Trustee under the provisions of a trust agreement dated the _____ day of _____, 1983, known as Trust No. 179, for the sum of Ten Dollars (\$10.00) and other valuable consideration,

the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana: (see detailed legal description attached)

DULY ENTERED FOR TAXATION

OCT 14 1983

Lessie D. Thum
AUDITOR LAKE COUNTY

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
OCT 17 2 15 PM '83
WILLIAM BIELSKI JR
RECORDER

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 for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 difference from the ways above specified, at any time or times hereafter.

800

REAL ESTATE DESCRIPTION:

Lots 40 and 45, Block 5; Lots 7, 8, 9 and 10, Block 7; Lots 8 through 19, both inclusive, Block 9; Lots 7, 8 and 9, Block 11; Lots 10 through 13, both inclusive, Block 12; Lots H, I and J, Block 20, Dalecarlia, all as shown in Plat Book 22, page 18, in the Office of the Recorder of Lake County, Indiana.

3-70-6
3-70-57
3-86-40
3-86-45

3-88-7 thru 10
3-90-8 thru 19
3-92-8 thru 9
3-93-10 thru 13
3-99-8
3-101-28 429

Lots 37 and 38, Block 30; Lots 1 through 13, both inclusive, Block 33; Lots 8 through 11, both inclusive, Block 34; Lot 20, Block 36; Lots 2, 3, 4, 22, 23, 24, Block 37; and 3-106-37 38 3-150-8 thru 11
3-153-2, 3 4 3-153-22, 23 4 3-149-1 thru 13 3-152-20

That part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 12, Township 33 North, Range 9 West of the Second Principal Meridian, described as follows:

Beginning at the Southeast corner of the West half of the Northeast Quarter of Section 12, Township 33 North, Range 9 West of the Second Principal Meridian, thence North 88 degrees 13 minutes West 1214.98 feet to the point of beginning; thence North 1 degree 04 minutes East along the center line of Main Street 561.72 feet; thence in a Westerly direction along the center line of Main Street to the East line of that part platted as Block 21, Dalecarlia, as shown in Plat Book 22, page 63, in Lake County, Indiana, thence continuing along the center line of Main Street in a Southerly to Westerly direction as shown on said Plat of Block 21 and the plat of Block 44A, Dalecarlia, as shown in Plat Book 27, page 56, in the Recorder's Office of Lake County, Indiana, to point of intersection of the West line of said Southeast Quarter of the Northwest Quarter; thence South along said West line to the South line of the North Half of said Section 12; thence East on the South line of the North half of said Section 12 to the point of beginning, except therefrom each of the following parcels:

1. That part of said Southeast Quarter of the Northwest Quarter falling within Main Street on the recorded plat of Block 44A, Dalecarlia, as shown in Plat Book 27, page 56, in the Recorder's Office of Lake County, Indiana.
2. The West 21.6 feet of said Southeast Quarter of the Northwest Quarter of said Section 12.
3. That part of said Southeast Quarter of the Northwest Quarter of said Section 12, conveyed to James O. Dickson and Sarah Frances Dickson, husband and wife, by deed dated August 2, 1950 and recorded August 13, 1951 in Deed Record 894, page 382.
4. That part of said Southeast Quarter of the Northwest Quarter conveyed to the Lake Dalecarlia Conservation Club, Inc. by deed dated March 5, 1957 and recorded May 23, 1957 in Deed Record 1060, page 528, in the Recorder's Office of Lake County, Indiana.
5. That part of said Southeast Quarter of the Northwest Quarter conveyed to Archie R. and Doris C. Huebsch, husband and wife, by deed dated February 26, 1947 and recorded May 14, 1947 in Deed Record 780, page 374, in the Recorder's Office of Lake County, Indiana.
6. That part of said Southeast Quarter of the Northwest Quarter conveyed to Sarah Frances Dickson by deed dated November 11, 1961 and recorded December 4, 1961 in Deed Record 1191, page 366, in the Office of the Recorder of Lake County, Indiana.

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 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, Grantor has executed this deed this 10th day of October, 1983.

Signature Ruth Lett, Agent Signature _____
Printed Ruth Lett, Agent Printed _____

This instrument prepared by Wendell Hamacher

Date October 10, 1983

STATE OF INDIANA)

COUNTY OF LAKE)ss:

Before me the undersigned, a Notary Public in and for said County and State this 10th day of October, 1983 personally appeared: **RUTH LETT, Agent**

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires June 17, 1986

County of Residence Lake

Carolyn A. Mayer
Carolyn A. Mayer Notary Public

