

786112

DEED TO LAND TRUSTEE

WARRANTY DEED

THIS INDENTURE WITNESSETH, That PHYLLIS E. ROUSE

----- ("Grantor") of LAKE County, in the State of INDIANA,

CONVEY<sup>S</sup> ----- AND WARRANT<sup>S</sup> to LOWELL NATIONAL BANK

(Trustee), as Trustee under the provisions of a trust agreement dated the 20th day of December, 1984, known as Trust No. 218, 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: 2-18-2 2-18-14  
2-28-4 ~ 7

The South 5 feet of Lot 1, and all of Lots 2, 3 and 4, in block 7, L. R. William's Second Addition to the Town of Schneider, located in a part of the Southeast Quarter and a part of the Northeast Quarter of Section 33, Township 32 North, Range 9 West of the Second Principal Meridian, in the Town of Schneider, Lake County, Indiana, together with the improvements thereon situated; also Lots 4, 5, 6 and the North 65 feet of Lot 7, Duncan Manor, a subdivision in the Town of Schneider, as shown in Plat Book 32, page 28, in Lake County, Indiana; also A part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 32 North, Range 9 West of the 2nd Principal Meridian, described as follows: Commencing at a point on the West line of Ackerman Road that is 5 feet North of the Southeast corner of Lot 1 in Block 7 in L. R. Williams 2nd Addition to Schneider, as shown in Plat Book 9, page 32, thence North along the West line of Ackerman Road, a distance of 50 feet, thence West parallel to the South line of said Lot 1, a distance of 150 feet, thence South parallel to the West line of Ackerman Road a distance of 50 feet to a point that is 5 feet North of the Southwest corner of said Lot 1, thence East parallel to the South line of said Lot 1, a distance of 150 feet to the point of beginning, in the Town of Schneider, Lake County, Indiana.

STATE OF INDIANA, S. S. HO.  
FILED FOR RECORD  
155  
DEC 27 1984  
CLERK OF COURSE  
FILED IN ORDER

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.

DULY ENTERED  
FOR TAXATION  
DEC 27 1984  
*Louis O. Priddy*  
AUDITOR LAKE COUNTY

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 20<sup>th</sup> day of December, 1984.

Signature \_\_\_\_\_ Signature Phyllis E. Rouse  
Printed \_\_\_\_\_ Printed Phyllis E. Rouse

This instrument prepared by Donald R. O'Dell, Attorney at Law  
Date December 20, 1984

STATE OF INDIANA )  
COUNTY OF LAKE )ss:

Before me the undersigned, a Notary Public in and for said County and State this 20th day of December 1984 personally appeared: Phyllis E. Rouse

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 5-17-88.

A. Christine Crane  
A. Christine Crane  
Notary Public

County of Residence Lake

