

Mail Tax Bills to:
451 E. 60th Place
Merrillville, IN 46410

Tax Key No.

92013203

DEED INTO TRUST

THIS INDENTURE WITNESSETH that BETTYE J. CAPP of Lake County, State of Indiana ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and transfers to BETTYE J. CAPP, as Trustee of the Bettye J. Capp Revocable Living Trust U/T/A dated January 17, 1992, the following described real estate in Lake County, Indiana, to-wit:

SEE ATTACHED EXHIBIT A

In the event of the resignation or incapacity of BETTYE J. CAPP, as Trustee, then DAVID CAPP and DONNA L. BRYAN, as successor Trustees, or any other successor Trustee named pursuant to the Bettye J. Capp Revocable Living Trust U/T/A dated January 17, 1992, shall become without any further act, deed or conveyance vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

- (a) That at the time of the delivery thereof the trust created by the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the Trust Agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustee or her successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustee nor her successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

IN WITNESS WHEREOF, the Grantor has set her hand and seal this 13th day of February, 1992.

DULY ENTERED FOR RECORD
FINAL ACCEPTANCE

FEB 27 1992

Bettye J. Capp
BETTYE J. CAPP

ROBERT L. COOPER
RECORDER

MAR 4 9 40 AM '92

STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED FOR RECORD

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BETTYE J. CAPP, and acknowledged her execution of the foregoing Deed into Trust as their voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 13th day of February, 1992.

George W. Carberry
GEORGE W. CARBERRY, Notary Public
Resident of Porter County, Indiana

My Commission Expires:
4/9/95

This Instrument prepared by George W. Carberry, Attorney at Law, 8585 Broadway, Suite 610, Merrillville, 46410

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013072

EXHIBIT A

Legal Description

KEY 15-509-52

Parcel 22-3, being a part of Phase O, Lot 1, Old Airport Addition, Lake County, Indiana, as the same appears of record in the Office of the Lake County Recorder in Plat Book 38, page 99, more particularly described as commencing at the South West Corner of said Lot 1; thence South 89 degrees 44 minutes 50 seconds East along the South line of Lot 1, a distance of 134.67 feet; thence North 36 degrees 15 minutes 10 seconds East a distance of 690.65 feet; thence South 53 degrees 44 minutes 50 seconds East a distance of 82.55 feet to the point of beginning; thence continuing South 53 degrees 44 minutes 50 seconds East, 23.87 feet; thence South 36 degrees 15 minutes 10 seconds West, 45.0 feet; thence North 53 degrees 44 minutes 50 seconds West 23.87 feet; thence North 36 degrees 15 minutes 10 seconds East, 45.0 feet to the point of beginning, in Lake County, Indiana.

Commonly known as 451 E. 60th Place, Merrillville, Indiana.

