

MAIL TAX STATEMENTS:
5335 Kent Avenue
Hammond, Indiana 46320

H 469188 CD

94030904

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made this 13th day of April, in the year 1994, by me, WILLIAM DOUGLAS WHITE, Trustee, acting solely in my capacity as said Trustee.

W I T N E S S E T H:

WHEREAS by appointment by the United States Trustee in the case of James F. McGuirl and Marlene C. McGuirl, Nos. 90-00141 and 90-00142, a Chapter 7 bankruptcy proceeding, I, the said WILLIAM DOUGLAS WHITE, was appointed Trustee with power to sell, subject to prior court approval, the land hereinafter described, and have sold the same to W. Fowler J. husband and wife BILLY/and BARBARA/FOWLER/and said sale has been ratified by said Court by Order dated March 24, 1994 authorizing the sale of said property free and clear of liens, a copy of which is attached hereto as Exhibit "A", and W. Fowler J. husband and wife BILLY/and BARBARA/FOWLER/ have fully paid the purchase money due on said sale.

NOW, THEREFORE, in consideration of the premises and receipt of consideration in the amount of TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) I, the said, WILLIAM DOUGLAS WHITE, Trustee, acting solely as said Trustee, do hereby grant, release and forever quitclaim unto W. Fowler J. husband and wife BILLY/and BARBARA/FOWLER/all my right and title as said Trustee in and to the land, together with the rights, privileges and appurtenances to the same belonging, situate at 5335 Kent Avenue, Hammond, Indiana 46320, with the legal description of "Michigan Avenue Addition, Lot 2 and 3, Block 1." to Hammond, as shown in Plat Book 18, page 22, in Lake County, Indiana.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

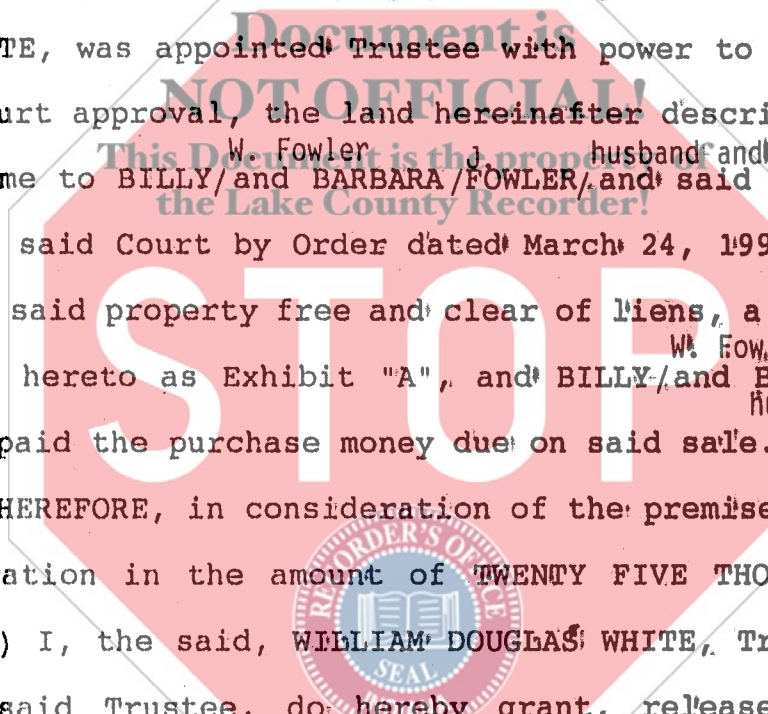
APR 22 1994

Anna N. Antox
AUDITOR LAKE COUNTY

STATE OF INDIANA
Chicago Title Insurance Company

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

APR 25 10 09 AM '94
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S.A. RECORDER



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IN WITNESS WHEREOF, WILLIAM DOUGLAS WHITE, Trustee in Bankruptcy for James and Marlene McGuirl has executed this Trustee's Deed on the day and year hereinbefore written.

WITNESS:

Serena Cho

SELLER:

William Douglas White, Trustee

DISTRICT OF COLUMBIA

SS:

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I, Serena Cho, a Notary Public in and for the District of Columbia, do hereby certify that WILLIAM DOUGLAS WHITE, personally well known to me (or satisfactorily proven) to be the person who executed the foregoing instrument bearing date on the 19th day of April, 1994, personally appeared before me in the said District and acknowledged said instrument to be his act and deed, and that he executed said instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April,



Serena Cho
Notary Public



My Commission Expires: My Commission Expires May 14, 1998

FILED AND ENTERED

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF COLUMBIA

MAR 24 1994

IN RE

JAMES F. MCGUIRL
MARLENE C. MCGUIRL

Debtors.

Martin L. Bloom, Clerk
U.S. Bankruptcy Court for D.C.
Case Nos. 90-00142
90-00142
(Joint Admin.)
(Chapter 7)

ORDER AUTHORIZING SALE OF PROPERTY AT
5341 and 5335 KENT AVENUE, HAMMOND, INDIANA
FREE AND CLEAR OF LIENS

Upon consideration of the Motion to Sell Property Free and Clear of Liens filed by William Douglas White, Trustee for the estate of James and Marlene McGuirl, and the Court having determined that the requirements of 11 U.S.C. §363(f) and Bankruptcy Rule 2002 have been met and are good and sufficient to convey title, it is this 24th day of March, 1994 hereby

ORDERED, that the Motion is granted and the Trustee is authorized to sell free and clear of liens the property at 5341 Kent Avenue, Hammond, Indiana, also known as "Michigan Avenue Addition, Lot 5, Block 1 S 35'," to Darrell Paymaster for \$25,000 and 5335 Kent Avenue, Hammond, Indiana, also known as "Michigan Avenue Addition, Lot 2 and 3, Block 1," to Billy and Barbara Fowler for \$25,000; and it is further


ORDERED, that the Trustee be and hereby is authorized without further application to the Court and in a manner consistent with this Order to disburse and pay out of the proceeds of sale the

EXHIBIT
A

reasonable and necessary settlement expenses, real estate taxes, the realtor's commission on the 5341 Kent Avenue property and any liens on the subject property according to their order of priority; and it is further

ORDERED, that this Order shall constitute the settlement agent's authority to disburse from the proceeds of sale on behalf of the Trustee as provided herein; and it is further

ORDERED, that the recordation of a copy of this Order with the Deed shall conclusively establish for chain of title purposes the right and authority of the Trustee to convey valid legal title to the property free and clear of all liens.


S. MARTIN TEEL, JR.
United States Bankruptcy Judge

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24 March 94
Carla Curtis