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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
S. UNION ST
LOWELL, IN 46356
94 DEC 16 AM 9:20

DEED IN TRUST SAMUEL ORLICH
RECORDER

THIS INDENTURE WITNESSETH, That ROY R. KARLSON and CAROL R. KARLSON, Husband and Wife, of Lake County, in the state of Indiana, CONVEYS AND WARRANTS TO ROY R. KARLSON and CAROL R. KARLSON, as CO-TRUSTEE, under the provisions of a TRUST AGREEMENT dated the 30th day of November, 1994, and hereinafter referred to as said CO-TRUSTEE, of Lake County, in the state of Indiana, for and in consideration of Ten (\$10.00) Dollars the receipt whereof is hereby acknowledged, the following described Real Estate in Lake County, in the state of Indiana, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

SUBJECT TO: EASEMENTS, LIENS, ENCUMBRANCES AND RESTRICTIONS OF RECORD.

Full power and authority is hereby granted to said Trustee to Mortgage, sell and convey said real estate and also to encumber same with restrictions.

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed 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, 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 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 trust, conditions, and limitations contained in this indenture and in said Trust Agreement or in some amendment thereof and binds upon all beneficiaries thereunder;

c. that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, or other instrument; and

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

DEC 15 1994

Cass M. Anton
AUDITOR LAKE COUNTY

000753

11.66

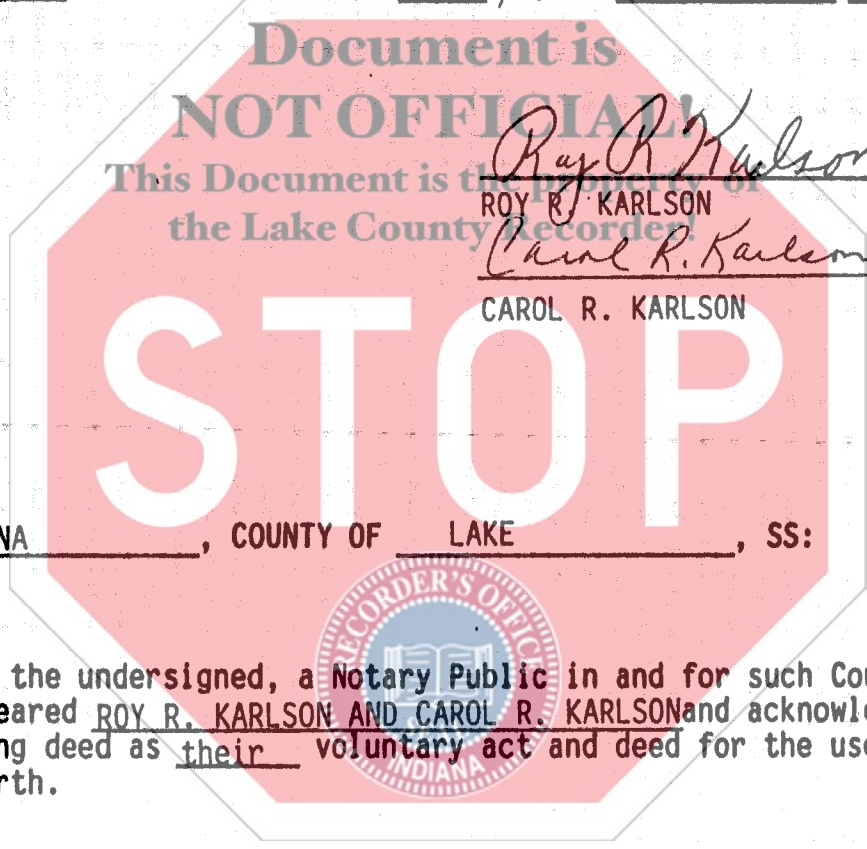
d. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

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.

Neither said Trustee nor his or her successor or successors in trust shall be personally liable upon any conveyance by either of them, either by deed or mortgage.

RUTH A. SCHRAMM is hereby named Successor Trustee or Successor Trustees in the absence, death or inability to act on the part of said Trustee and any conveyance or mortgage by such Successor Trustee or Successor Trustees shall be conclusive evidence of his or her authority to execute the same.

IN WITNESS WHEREOF, The said Roy R. Karlson and Carol R. Karlson has hereunto set their hand and seal this 30th day of November, 1994.



Roy R. Karlson (SEAL)
ROY R. KARLSON
Carol R. Karlson (SEAL)
CAROL R. KARLSON

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for such County and State, personally appeared ROY R. KARLSON AND CAROL R. KARLSON and acknowledged the execution of the foregoing deed as their voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal this 30th day of November, 1994.

Mary Jane Osburn
MARY JANE OSBURN Notary Public

My Commission Expires:
10.20.98

County Of Residence:
Lake

This instrument prepared by: Charles E. Van Nada, Attorney-at-Law

LEGAL DESCRIPTION

Key #4-44-66

Part of Lot 27, Union Addition to Lowell, as shown in Miscellaneous Record A, page 504, described as follows: Beginning at a point on the West line of Lot 27 and 1.55 feet South of the Northwest corner thereof, said point being 301.55 feet South of the original center line of Commercial Avenue; thence Easterly parallel to the Southerly line of Lot 24, in said Union Addition, 165 feet; thence North 1.55 feet to the Southeast corner of said Lot 24; thence Easterly to a point on the East line of said Lot 27, which point is 22 feet South of the Southeast corner of Lot 23, in said Union Addition; thence South along the East line of said Lot 27, 120 Feet; thence Westerly parallel to the Southerly line of said Lot 24, and the extension thereof, to a point on the Westerly line of said Lot 27; thence Northerly along the Westerly line of said Lot 27 to the place of beginning, in the Town of Lowell, Lake County, Indiana, AND;

Part of Lot 27, Union Addition to Lowell, as shown in Miscellaneous Record A, page 504, and a part of a road 25.0 feet Wide, described as follows: commencing at a point 25.0 feet East of the Northeast corner of Lot 23, in Union Addition to Lowell, and running a course of South 6 degrees East three chains and 25 links parallel to the East line of said Lot 23, thence Westerly to a point on a line that is parallel to and 120.0 feet South of the Southerly line of Lot 24, said point being 119.75 feet Easterly of the East line of Union Street, thence Easterly on said parallel line a distance of 94.75 feet to the Westerly line of said 25.0 foot road, thence Northerly along the Westerly line of said 25.0 foot road to the Northeast corner of said Lot 23, thence East 25.0 feet to the point of beginning, excepting therefrom the North 88.0 feet of said road, in Lake County, Indiana.

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the Lake County Recorder!

Key #4-8-18

That part of the Southeast Quarter of the Southeast Quarter of Section 23, Township 33 North, Range 9 West of the Second Principal Meridian, commencing at a point on the East line of said Quarter Section, which is $19\frac{1}{2}$ rods South of the Northeast corner thereof, and running thence West parallel with the North line of said tract 333.50 feet; thence South 231.25 feet; thence East 333.50 feet; thence North 231.25 feet to the place of beginning, in Lake County, Indiana, EXCEPT the North 75 feet thereof.

PLEASE MAIL TAX STATEMENTS TO:

Roy R. KARLSON
131 S. Union St
LOWELL, IN 46356