

This Indenture Witnesseth

That the Grantor S. RAY ERIKS, ROBERT ERIKS, AND FRANK VAN TIL, AS TENANTS IN COMMON

of the County of LAKE and State of INDIANA for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, Convey-- and Warrant-- unto **SAND RIDGE BANK** a corporation of Indiana, as Trustee under the provisions of a trust agreement dated the 31ST day of AUGUST 1995, known as Trust Number 13-2472, the following described real estate in the County of

LAKE and State of Indiana, to-wit:

PARCEL ONE:

THE SOUTH 178.5 FEET OF THE EAST 1/2 OF THE WEST 1/3 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, EXCEPT THEREFROM THE EAST 30 FEET.

PARCEL TWO:

THE SOUTH 200.0 FEET OF THE WEST 1/2 OF THE WEST 1/3 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ALL IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA.

KEY NUMBER: 26-5-101, 26-5-124
COMMON ADDRESS: 1700 NORWOOD DRIVE, GRIFFITH, IN 46319

TAX STATEMENTS TO: RAY ERIKS, 500 E. RIDGE ROAD, GRIFFITH, IN 46319

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the purposes herein and in said trust agreement set forth.

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 and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 different from the ways above specified, at any time or times hereafter.

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, 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.

In Witness Whereof, the grantor S. aforesaid haVE hereunto set THEIR

handS and seals this 11th day of September 1995

[Signature]
RAY ERIKS
[Signature]
FRANK VAN TIL
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER. *[Signature]*
ERIKS
SEP 25 1995

This instrument was prepared by: JOSEPH O. LOKER, MEMBER INDIANA BAR ASSOC.
SAM ORLICH
AUDITOR LAKE COUNTY

AFTER RECORDING, PLEASE RETURN TO: SAND RIDGE BANK TRUST DEPARTMENT
450 W. LINCOLN HWY, SCHERERVILLE, IN 46375
COMMUNITY TITLE COMPANY
FILE NO. *2-10-88*

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95 SEP 26 AM 9:30

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

MARSHALL RECORDED

12.00

001531

STATE OF INDIANA

County of LAKE

SS.

I, THE UNDERSIGNED a Notary Public in and for said County, in the State aforesaid, do hereby certify that RAY ERIKS, ROBERT ERIKS AND FRANK VAN TIL

personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 11th day of September 1995.

Document is NOT OFFICIAL

This Document is the property of the Lake County Recorder! MY COMMISSION EXP DEC. 17, 1998

Donna S. Shear

Notary Public

STOP



16012032

TRUST NO.

Deed in Trust

WARRANTY DEED



TO

SAND RIDGE BANK

TRUSTEE

PROPERTY ADDRESS