TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that SAND RIDGE BANK (formerly known as Bank of Highland), an Indiana corporation, as Trustee, under the provisions of a Trust Agreement dated the 20th day of July, 1994 and known as Trust Number 13-3293 does hereby grant, bargain, sell, and convey to:

T & T Real Estate LLC, a Limited Liability Company

of the County of Lake, State of Indiana, for and in consideration of the sum of ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged the following described real estate in the County of Lake, State of Indiana, to wit:

BLOCK 13,

LOT 23 AND THE EAST 8.2 FEET OF LOT 24 IN THE TOWN OF HIGHLAND, EXCEPTING THEREFROM, THE SOUTH 20 FEET TAKEN FOR THE WIDENING OF HIGHWAY AVENUE, AS SHOWN IN PLAT BOOK 1, PAGE 86, IN LAKE COUNTY, INDIANA.

Real Estate Tax Key Number: 27-104-23 TAX STATEMENTS TO:

Common Address: 2809 Highway Avenue, Highland IN. 46322

P.O. Box 1999 Highland, In. 6322

SUBJECT TO THE FOLLOWING:

- 1. The terms, covenants, conditions and limitations in any instrument of record affecting the use and occupancy of said real estate,
- 2. Real Estate Taxes for the year 1996 and subsequent years,
- 3. Rights or claims of parties in possession not shown by the public records,

4. Easements, or claims of easements, now shown by the public records,

- 5. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises,
- 6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records,
- 7. Roads and highways, streets and alleys, limitations by fences and/or established boundary. Inc.

NO INDIANA GROSS TAX IS DUE OR PAYABLE WITH THIS CONVEYANCE.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and restrictions in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned and subject to all restrictions of and other restrictions contained.

IN WITNESS WHEREOF, the said SAND RIDGE BANK, as Trustee, an Indiana corporation has caused this Deed to be signed by its President and attested by its Trust Account Representative and its corporate seal to be hereunto affixed this 20th day of February, 1996.

SAND RIDGE BANK, as Trustee

ATTEST: Haura, Trust Account Representative

Bruce E. Leep, President

OULY ENTERED FOR TAXATION SUBJECT TO

TRAIL ACCEPTANCE FOR TRANSFER.

STATE OF INDIANA

)SS

COUNTY OF LAKE

FEB 22 1996

Before me, a Notary Public in and for said County and State this 20th day of February, 1996,

Before me, a Notary Public in and for said County and State this 20th day of February, 1996, personally appeared Bruce E. Leep and Thomas W. Baranko respectively known to me as President and Trust Account Representative, SAND RIDGE BANK, Indiana, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as their free and voluntary act, acting for such corporation.

Given under my hand and notarial seal this 20th day of February, 1996.

LENORE J DIECK
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EXP. MAR. 3,1997

NOTARY PUBLIC

This instrument prepared by: Thomas W. Baranko, Member, Indiana Bara

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