

WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, FRANCES R. CRISMAN, of the County of Lake, State of Indiana, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, receipt of which is acknowledged, grants, conveys and warrants unto FRANCES R. CRISMAN, as Trustee of the Frances R. Crisman Intervivos Declaration of Trust dated July , 1996, Grantee, whose post office address is 222 W. 10th Street, Hobart, Indiana 46342, the following described real estate in the County of Lake and State of Indiana.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

Legal description on attached Exhibit "A".

AUG 30 1996

Reserving in the Grantor a life estate in the property.

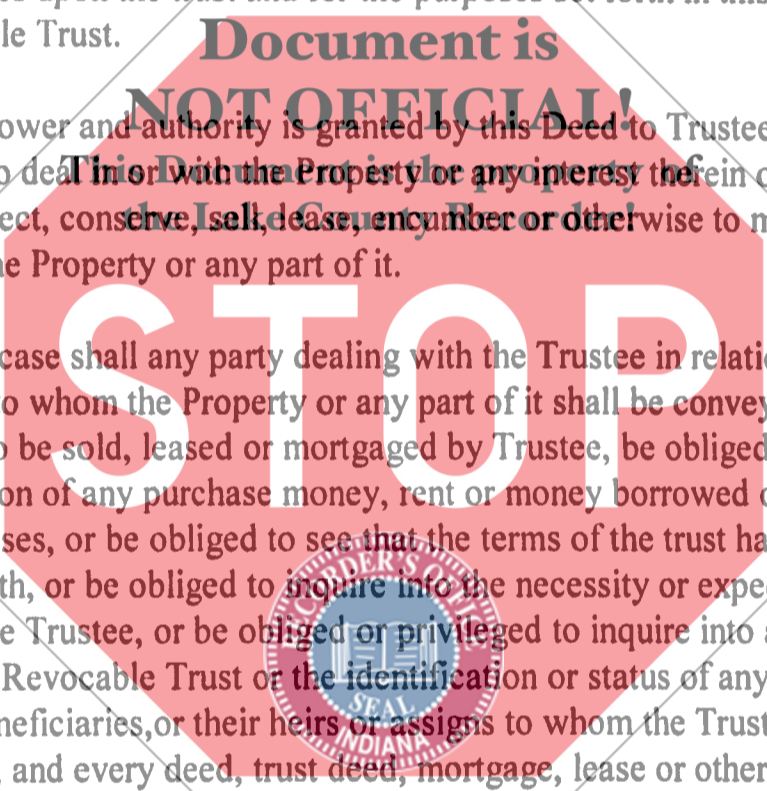
SAM ORLICK
AUDITOR LAKE COUNTY

TO HAVE AND HOLD the Property in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Revocable Trust.

Full power and authority is granted by this Deed to Trustee or his successors to deal in or with the Property or any interest therein or any part thereof, protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the Property or any part of it.

In no case shall any party dealing with the Trustee in relation to the property or to whom the Property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust 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 Revocable Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the Property 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 its delivery the trust created by this Deed and by the Revocable Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in the Revocable Trust and is binding upon all beneficiaries under those instruments, (c) that 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 the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Upon the death, disability, or resignation of the Trustee, the Successor Trustees under the Trust referred to above shall be MARCIA JANE SOLOMON and RUSSELL OWEN CRISMAN.



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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

MARCIAN J. SOLOMON
RECORDER

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CIC#1554

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. "Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular and plural, as context requires. Feminine or neuter pronouns shall be substituted for those of masculine form or vice versa in any place or places in which the context may require such substitution or substitutions.

Dated this 18th day of July, 1996.

Frances R. Crisman
(Signature)

Frances R. Crisman
(Printed Name)

STATE OF INDIANA
COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of July, 1996, personally appeared: **FRANCES R. CRISMAN**

and acknowledged the execution of the foregoing ~~Deed. In witness whereof I have hereunto subscribed my name and affixed my official seal.~~ **County Recorder!**

My commission expires: June 29, 1997 Signature Ervin C. Carstensen

Resident of Lake County Printed: Ervin C. Carstensen, Notary Public

This instrument prepared by Ervin C. Carstensen, 503 Main Street, Hobart, Indiana, Attorney At Law

Attorney identification No. 3141-45

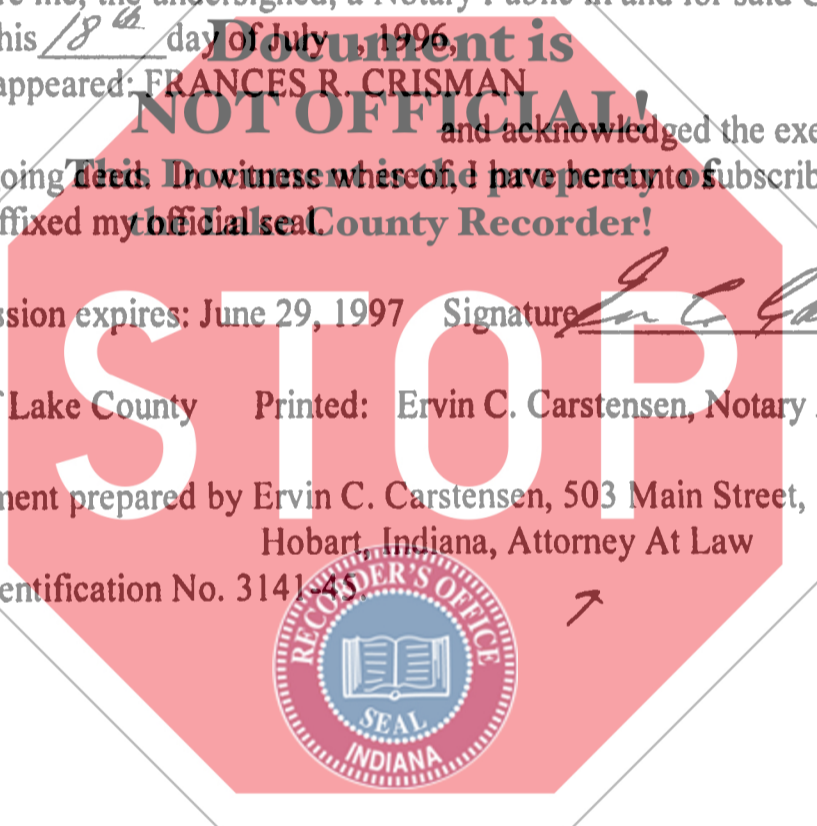


EXHIBIT "A"

LEGAL DESCRIPTION

in the State of Indiana, to wit:

Key # 17-18-20

An undivided one-half ($\frac{1}{2}$) interest in and to the following:

That part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$) of Section 31, Township 36 North, Range 7 West of the 2nd P.M., lying West of the center of the creek running through the East end thereof and South of the South line of the right of way of the Elgin, Joliet and Eastern Railway Company, in the City of Hobart, Lake County, Indiana, excepting therefrom the following two parcels of real estate, to-wit:

The East 122 feet of the West 274.01 feet of the South 195 feet thereof containing .546 of an acre, more or less, conveyed to Edwin W. Haller and Edith M. Haller, husband and wife, by Warranty Deed recorded January 27, 1960 in Deed Record 1135, page 312 in the Recorder's Office of Lake County, Indiana, and* Key 17-18-93.

Commencing at a point on the South line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and 423.01 feet East of the Southwest corner thereof; thence East along the South line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) a distance of 149 feet; thence North parallel to the South line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) a distance of 195.01 feet; thence East parallel to the South line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) a distance of 145 feet; thence Southerly 195.13 feet to the point of beginning, containing 0.658 of an acre, more or less, conveyed to James L. Barnett and Ruth L. Barnett, husband and wife, by Warranty Deed recorded January 11, 1960 in Deed Record 1134, page 354 in the Recorder's Office of Lake County, Indiana, (Key No. 17-18-93)

Containing after said two exceptions 7.176 acres, more or less.

