

4

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 8, 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

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 ORLICH the Revocable Trust. AUDITOR LAKE COUNTY

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.

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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.

96060720

96 SEP 11 AM 9:10

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

MARCIANE CRISMAN

Upon the death, disability, or resignation of the Trustee, the Successors READY BEEN Trustees under the Trust referred to above shall be MARCIA JANE LISTED FOR TAXATION SOLOMON and RUSSELL OWEN CRISMAN. NIPSCO

AUG 30 1996

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 SAM ORLICH AUDITOR LAKE COUNTY Key #53-2-26

20.00 SN cp#1554 849B

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.

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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

AGREEMENT FOR POSSESSION

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, have this day purchased of HENRY SIEVERT and GERTRUDE SIEVERT, his wife, the following described real estate, in Lake County, Indiana:

The South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township Thirty-five (35) North, Range Seven (7), West of the Second Principal Meridian, in Lake County, Indiana, excepting therefrom that part thereof conveyed to Walter H. Sievert and Bonnie R. Sievert, husband and wife, dated March 27th, 1951 and recorded March 28th, 1951 in Deed Record 884, page 161, in the Recorder's Office of Lake County, Indiana, containing seventy-nine (79) acres, more or less.

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As a part of the consideration for this transfer, we, the undersigned, have agreed and do hereby bind ourselves that HENRY SIEVERT and his wife, GERTRUDE SIEVERT, shall reside in, occupy and have the possession of the first story of the dwelling house on said premises for the use and benefit of said HENRY SIEVERT and his wife, during the life of said HENRY SIEVERT, only, and said HENRY SIEVERT shall also have the use of the garden plot in the present location.

We further bind ourselves and agree that WALTER H. SIEVERT, the son of said HENRY SIEVERT, together with the family of said WALTER H. SIEVERT, may occupy the second story of said dwelling until he has completed the dwelling which he is now erecting, said occupancy to expire not later than January 1, 1952.

IN WITNESS WHEREOF, we have hereunto set our hands this 8th day of June, 1951.

Exception from Exhibit A

111000006 3422000100228574332 00000140210 00000000000 00000000000 00000000000

| | | |
|---------------------------------------|------------|-------------|
| ROSS | | 1100 |
| TAXING UNIT | TYPE CODE | |
| UTILITY LAST | KEY NUMBER | DUPLICATE |
| 003422 | 0001 | 0022857433 |
| CURRENT TAX DUE MAY INSTALLMENT | | |
| 140.21 | | |
| DELINQUENT TAX DUE | | |
| .00 | | |
| TOTAL CURRENT TAX DUE MAY INSTALLMENT | | |
| 140.21 | | |

| TOTAL VALUATION | TOTAL DEDUCTIONS | NET VALUATION |
|----------------------------------|---------------------------------------------------------------|----------------------------|
| 7,200 | 3,500 | 3,700 |
| GROSS TAX FOR THE YEAR | LESS STATE PROPERTY TAX DEDUCTIONS AND HOME STATE ADVERTISING | NET CURRENT YEAR TAXES DUE |
| 361.55 | 59.43 | 280.42 |
| TOTAL NET CURRENT YEAR TAXES DUE | | 280.42 |

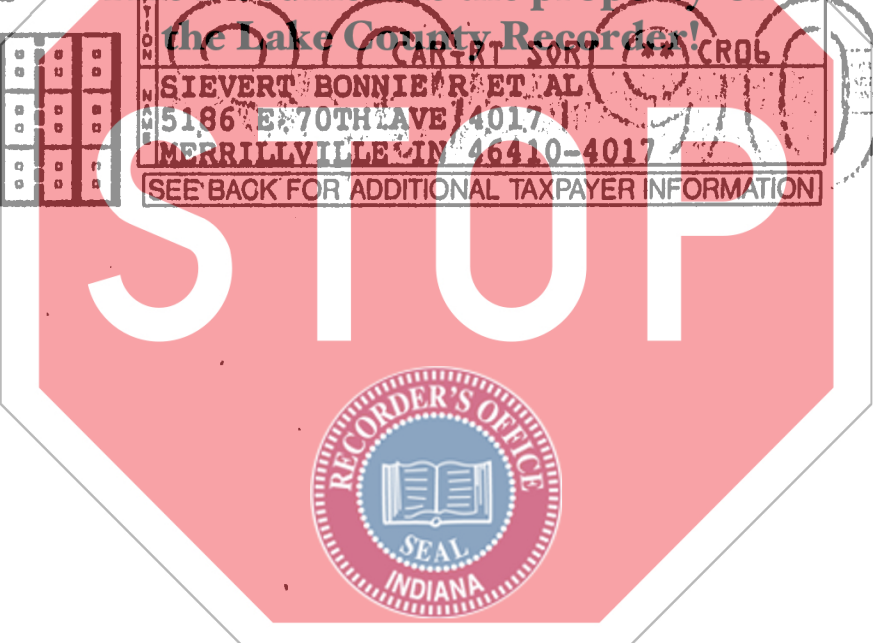
1989 TAXES PAYABLE IN 1990
REAL ESTATE TAXES
LAKE COUNTY, INDIANA

MAKE PAYABLE TO:
TREASURER OF LAKE COUNTY
2293 N. MAIN ST
CROWN POINT, IN 46307

| | | | |
|-----------------|-----|------|------|
| TYPE OF PAYMENT | TAX | PEN. | INT. |
| 1 DAY SMALL | | | |
| 1 DAY MEDIUM | | | |
| 1 DAY LARGE | | | |
| 4 WEEKLY | | | |
| 4 MONTHLY | | | |
| 4 QUARTERLY | | | |
| 4 ANNUAL | | | |

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CARTS SORT ***CRO6
SIEVERT BONNIE R ET AL
5186 E 70TH AVE 4017
MERRILLVILLE IN 46410-4017
SEE BACK FOR ADDITIONAL TAXPAYER INFORMATION

SEND WITH
MAY INSTALLMENT
TAXPAYER'S COPY



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Acceptance from Exhibit A Legal

That the Petitioner/Wife shall have as her sole and separate
property the parties other real estate holding in Hobart, Lake County,
Indiana, which real estate is described as:

STOP

Part of the Southwest Quarter (SW1/4) of Section
Seven (7), Township Thirty-five (35) North,
Range Seven (7) West of the 2nd Principal
Meridian, more particularly described as follows:
Commencing at a point on the South line of said
Section Seven (7), said point being 204 feet
East of the Southwest corner of said Section
Seven (7); thence East along the South line of
said Section a distance of 142 feet; thence
North parallel to the West line of said Section
Seven (7) a distance of 306.76 feet; thence West
parallel to the South line of said Section Seven
(7) a distance of 142 feet; thence South
parallel to the West line of said Section Seven
(7) a distance of 306.76 feet to the point of
beginning, containing one (1) acre, more or less,
in Lake County, Indiana, (Key No. ~~15-1-13~~)

Exception from Exhibit A Log

SUBDIVISIONS
CEMETERIES
SURVEYS
PLATS

*Sperry
Petrol*

WILLIAM J. KRULL
REGISTERED ENGINEER No. 238

KRULL & SON
CIVIL ENGINEERS AND SURVEYORS

ESTABLISHED 1914
LAKE & PORTER COUNTIES, IND.

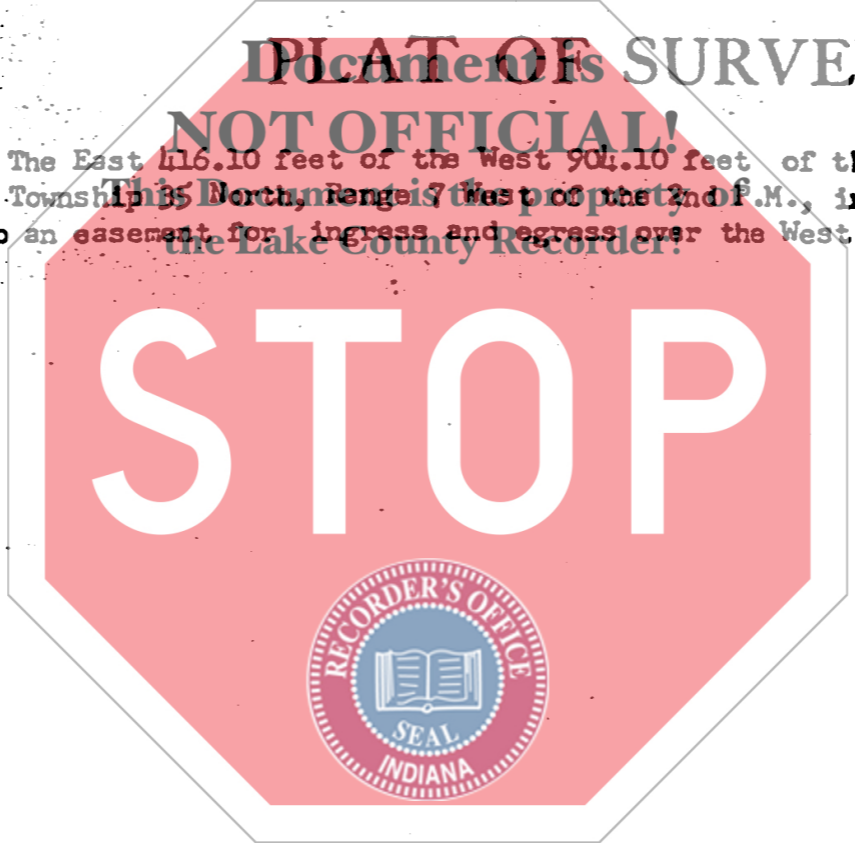
315 CENTER STREET
HOBART, INDIANA
OFFICE PHONE 947-2568

ROBERT A. KRULL
REGISTERED ENGINEER No. 2882
REG. LAND SURVEYOR No. 10816

DESCRIPTION OF PROPERTY:

The East 416.10 feet of the West 904.10 feet of the South 215.0 feet of the SW $\frac{1}{4}$ of Section 7, Township 35 North, Range 7 East of the 2nd P.M., in Lake County, Indiana, containing 2.05 acres more or less and subject to an easement for ingress and egress over the West 15.0 feet thereof.

PLAT OF SURVEY
NOT OFFICIAL!



Key # 53-2-34