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MORRIS W. CARTER
RECORDER

Mail tax bills to: 1255 Harrison Avenue, Lowell, Indiana 46356

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT RALPH MASSOTH, of Lake County in the State of Indiana, Conveys and warrants to RALPH P. MASSOTH, as Trustee under written Trust Agreement Dated February 21, 1997, Ralph P. Massoth, Grantor of Lake County in the State of Indiana for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

The South 14 rods 8 feet of the North 18 rods 8 feet of the West 11 rods of the South 5 acres of the East half of the Northwest quarter of the Southwest quarter of Section Twenty-four (24), Township Thirty-three (33) North, Range Nine (9) West of the Second Principal Meridian, in Lake County, Indiana. Excepting therefrom a part of the South 14 rods 8 feet of the North 18 rods 8 feet of the West 11 rods of the South 5 acres of the East Half of the Northwest Quarter of the Southwest Quarter of Section 24, Township 33 North, Range 9 West of the 2nd P.M., in Lake County, Indiana, described as follows: A strip of land 4 feet wide off the West side of the said parcel, described as follows: Commencing at a point on the North right of way line of the 50 foot wide Harrison Avenue, said point being 278.0 feet East of the East right of way line of East Street; thence East 4 feet, thence North on a line which is parallel to the East right of way line of East Street 235 feet; thence West along the South line of Cripe's Flower Hill Addition, as same appears of record in Plat Book 35, page 44, in the Recorder's Office of Lake County, Indiana, 4 feet, thence South on a line parallel to the East right of way line of East Street, 235 feet to the point of beginning, in the Town of Lowell, Lake County, Indiana. EXCEPTING THEREFROM the South 120.0 feet of the West 87.5 feet, all in the Town of Lowell, Lake County, Indiana, being a part of the East 1/2 of the Northwest 1/4 of Southwest 1/4 of Section 24, Township 33 North, Range 9 West, of the 2nd Principal Meridian.

The Grantee herein shall have the power to deal in every way without limitation or restriction with the real estate herein devised, including but not limited to, the power to retain, sell and purchase, mortgage, lease or pledge. The foregoing powers shall be continuing and shall not be exhausted by the exercise or repeated exercise thereof. The interest of each and every beneficiary of the trust shall be only in the income, avails and proceeds of the sale of real estate and said interest is hereby declared to be personal property. No party dealing with the Trustee shall be required to ascertain

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

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SAM ORLICH
AUDITOR LAKE COUNTY

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Book # 3087
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whether or not any of the requirements relating to the sale, purchase, mortgage, lease, or pledge of any real property have been complied with; nor shall any such party be required to look to the application of the proceeds of any such transaction; and such parties may deal with the Trustee as having full and complete, independent power and authority to consummate any purchase or sale hereunder.

Dated this 21st day of February, 1997.

Ralph Massoth

Doc
Ralph Massoth

STATE OF INDIANA, LAKE COUNTY, SS:

NOT OFFICIAL!

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of February, 1997, personally appeared: RALPH MASSOTH, and acknowledged the execution of the foregoing deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Donald R. O'Dell

Donald R. O'Dell, Notary Public
Residing in Lake County

My Commission Expires:
12-28-2000

This instrument prepared by: Donald R. O'Dell, Attorney at Law,
P.O. Box 128, Lowell, IN 46356

