

THIS DEED IS EXEMPT FROM THE FILING OF THE DISCLOSURE OF SALES INFORMATION FORM
Mail Tax Bills to:
Robert E. Carlson
607 W. 50 N.
Valparaiso, Indiana 46385

STATE OF INDIANA
LAKE COUNTY
Return to: FILED
Peoples Bank SB Tr#10151
9204 Columbia Avenue
Munster, Indiana 46321
MORRIS W. GALTHER
RECORDER

98046965

3

THIS INDENTURE WITNESSETH

That the Grantor(s) Robert E. Carlson and Renate Caprile, As Joint Tenants With Rights of Survivorship of the County of Porter and State of Indiana for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, Convey S and Warrant S unto Peoples Bank SB, an Indiana Corporation, as Trustee under the provisions of a trust agreement dated the 7th day of February, 1995, known as Trust Number 10151 the following described real estate in the County of Lake and State of Indiana, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES;

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and 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 and terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 such 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 conveyances 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 Grantors aforesaid Have hereunto set Their hand(s) and seal this 2nd day of JUNE, 1998.

Robert E. Carlson
Robert E. Carlson
Renate Caprile
Renate Caprile

FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
JUN 18 1998

This instrument was prepared by: Frank J. Bochnowski, Attorney at Law
9204 Columbia Avenue, Munster, Indiana 46321

SAID ORUGH
RECORDER LAKE COUNTY

001436

102
1500
1007
CHK# 13325
13413

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

I, Joyce M. Barr a Notary Public in and for said County and State aforesaid, do hereby certify that Robert E. Carlson and Renate Caprile personally known to me to be the same person s whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notary seal this 2nd day of June 1998.

Joyce M. Barr
Notary Public
Resident of: Lake County

My Commission Expires:
3-18-08



PARCEL 1

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPTING THE FOLLOWING: THE SOUTH 213 FEET OF THE EAST 645.91 FEET; AND THE WEST 682.5 FEET; AND A PARCEL OF LAND COMMENCING AT A STONE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN; THENCE NORTH AT AN ANGLE 89 DEGREES 24 MINUTES MEASURED FROM WEST TO NORTH FROM THE SOUTH LINE OF SECTION 10 TO THE POINT OF BEGINNING WHICH IS 213 FEET NORTH OF THE SOUTH LINE OF SECTION 10; THENCE NORTH ALONG SAID LINE A DISTANCE OF 445.93 FEET; THENCE WESTERLY ALONG A FENCE LINE AT AN ANGLE OF 90 DEGREES 48 MINUTES MEASURED FROM SOUTH TO WEST, A DISTANCE OF 293 FEET; THENCE SOUTH A DISTANCE OF 447.05 FEET TO A POINT 213 FEET NORTH OF THE SOUTH SECTION LINE AND 293 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 293 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

PARCEL 2

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., EXCEPTING THE FOLLOWING: THE WEST 37.5 FEET TAKEN FOR AUSTIN AVENUE, AND THE SOUTH 213 FEET AND THE WEST 682.5 FEET OF THE NORTH 234.52 FEET AND THE WEST 682.5 FEET OF THE NORTH 75 FEET OF THE SOUTH 288 FEET AND A PARCEL OF LAND COMMENCING AT A STONE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., THENCE NORTH AT AN ANGLE OF 89 DEGREES 24 MINUTES MEASURED FROM WEST TO NORTH FROM THE SOUTH LINE OF SECTION 10 TO THE POINT OF BEGINNING WHICH IS 213 FEET NORTH OF THE SOUTH LINE OF SECTION 10; THENCE NORTH ALONG SAID LINE A DISTANCE OF 445.93 FEET; THENCE WESTERLY ALONG A FENCE LINE AT AN ANGLE OF 90 DEGREES 48 MINUTES MEASURED FROM SOUTH TO WEST, A DISTANCE OF 293 FEET; THENCE SOUTH A DISTANCE OF 447.05 FEET TO A POINT 213 FEET NORTH OF THE SOUTH SECTION LINE AND 293 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 293 FEET TO THE POINT OF BEGINNING, AND EXCEPT A PARCEL OF LAND COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M.; THENCE NORTH AT AN ANGLE OF 89 DEGREES 24 MINUTES MEASURED FROM WEST TO NORTH FROM THE SOUTH LINE OF SECTION 10 TO A POINT WHICH IS 213 FEET NORTH OF THE SOUTH LINE OF SECTION; THENCE NORTH ALONG SAID LINE A DISTANCE OF 445.93 FEET; THENCE WESTERLY ALONG A FENCE LINE AT AN ANGLE OF 90 DEGREES 48 MINUTES MEASURED FROM SOUTH TO WEST, A DISTANCE OF 293 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID LINE 352.91 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF SECTION 10, 447.98 FEET TO A POINT 213 FEET NORTH OF THE SOUTH SECTION LINE; THENCE EASTERLY ALONG A LINE PARALLEL WITH SAID SOUTH LINE 352.91 FEET TO A POINT 293 FEET WEST OF THE EAST SECTION LINE; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST SECTION LINE 447.05 FEET TO THE PLACE OF BEGINNING; ALL IN LAKE COUNTY, INDIANA.

Commonly known as: 1525 Austin Avenue, Schererville, Indiana 46375