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STATE OF INDIANA  
LAKE COUNTY DEC 13 1998  
FILED FOR RECORD

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MORRIS W. CARTER  
RECORDER

## Deed of Trust

WHEREAS, I, NORMA J. HOLM, of the City of Hammond, County of Lake, and State of Indiana, am the owner of certain real property located at, (and known as) 7119 Meadow Lane, County of Lake, and State of Indiana, which property is described more fully in the Deed conveying it from, Ellis Glenn and Mary Dines Glenn, husband and wife, to Vernon J. Holm and Norma J. Holm, husband and wife "that certain piece or parcel of land, located in said Hammond, being:

The West 168 Feet of the North 56 feet of the following described property: Part of the East half of the fractional Southwest Quarter of Section 12, Township 34 North, Range 10 West of the 2nd P.M., described as; Commencing 458 feet East of a point on the East line of Homan Avenue, formerly Homan Street, which point on Homan Avenue is 872.8 feet West and 1625.2 feet South of the Northeast corner of the fractional Southwest Quarter of said Section 12, said point on Homan Avenue being 1628.05 feet South of the North line of said fractional Southwest Quarter and running thence East 337.8 feet to a point on the West line of Lyman Avenue to a 1/4 inch galvanized pipe set in the ground on the boundary line between the land of Mainert and Hodel, thence North on the West line of Lyman Avenue 113.71 feet, more or less, to a point 1511.54 feet South of the North line of said Fractional Southwest Quarter of said Section 12; thence West to the East line of Meadow Lane Avenue, "formerly Meadow Lane"; thence South Parallel with the East line of said Homan Avenue 113.97 feet, more or less, to the place of beginning, in the City of Hammond, Lake County, Indiana.

SUBJECT TO THE FOLLOWING

- (a) Zoning and building laws and ordinances and amendments thereto.
- (b) Easements, if any, restrictions, conditions, reservations and covenants running with the land in any deed or any other instrument of record.

Being the same premises earlier conveyed to the releasor by an instrument dated the 18th. day of July 1962 and recorded in Plat Book 1209, page 118, of the Lake County Land Records.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I do hereby acknowledge and declare that I hold and will hold said real property and all my right, title and interest in and to said property on the date of my death, in Trust

For the use and benefit of the following Primary Beneficiary, per stirpes:

GARRY J. HOLM, My Son, DOB 01/15/1958, 7131 Meadow Lane, Hammond, Indiana 46324.  
or if he is not living and has left no issue to the below listed contingent Beneficiaries, per stirpes:

CAROLE D. DECKER, My Sister, DOB-05/10/1936, 3237 Saric Ct. Highland, Indiana 46322.  
per stirpes, DENISE J. BAKER and LINDA C. SWANSON

EDWARD E. SWING, My Brother ("Deceased")  
per stirpes, DEBORAH S. TRACY, KAREN L. FRIDLUND and NINA E. SWING.

If because of my physical or mental incapacity certified in writing by a physician, and a second physician concurs with the diagnosis, the Trustee hereinafter named shall assume active administration of this Trust during my lifetime, such Trustee shall be fully authorized to invest, reinvest or otherwise manage the Trust's assets as he shall deem appropriate, paying to me or disbursing on my behalf such sums from income or principal as may appear necessary or desirable for my comfort or welfare. Upon my death, unless all the beneficiaries shall predecease me, or unless we all shall die as a result of a common accident or disaster, the Trustee is hereby directed forthwith to transfer said property and all my right, title and interest in and to said property unto the beneficiary or beneficiaries absolutely and thereby terminate this trust; provided, however, that if any beneficiary hereunder shall not have attained the age of 25 years, the Trustee shall hold such beneficiary's share of the trust assets in continuing trust until such beneficiary shall have attained the age of 25 years. During such period of continuing trust, the Trustees, in their absolute discretion, may retain the specific trust property herein described if they believe it in the best interest of the beneficiary(s), so to do, or they may sell or otherwise dispose of said specific trust property, investing and reinvesting the proceeds as they may deem appropriate. If the specific trust property shall be productive of income, or if it be sold or otherwise disposed of, the Trustee's may apply or expend any or all of the income or principal directly for the maintenance, education and proper support of the beneficiary without the intervention of any guardian or without application to any court. Such payments

NORMA J. HOLM  
7119 MEADOW LANE  
HAMMOND, IN. 46324

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of income or principal may be made to the parents of such beneficiary or to the person with whom the beneficiary is living without any liability on the Trustee to see to the application thereof. If such beneficiary(s) survives me but dies before attaining the age of 25 years, at his or her death the Trustee shall transfer, pay over and deliver the Trust property being held for such beneficiary to such beneficiary's personal representative, absolutely.

2. Any beneficiary hereunder shall be liable for his proportionate share of any taxes levied upon the Settlor's total taxable estate by reason of the Settlor's death.

3. All interests of a beneficiary hereunder shall be inalienable and free from anticipation, assignment, attachment, pledge or control by creditors or a present or former spouse of such beneficiary in any proceedings at law or in equity.

4. I reserve unto myself the power and right during my lifetime (1) to place a mortgage or lien upon the property, (2) to collect any rental or other income which may accrue from the trust property during my lifetime, and no beneficiary named herein shall have any claim upon any such income/or profits distributed to me.

5. I reserve unto myself the power and right at any time during my lifetime to amend or revoke in whole or in part the trust hereby created without the necessity of obtaining the consent of the beneficiaries and without giving notice to the beneficiaries. The sale or other disposition by me of the whole or any part of the trust property held hereunder shall constitute as to such whole or part a revocation of this trust.

6. The death during my lifetime, or in a common accident or disaster with me, of all of the beneficiaries designated hereunder shall revoke such designation, and in the former event, I reserve the right to designate new beneficiaries. Should I for any reason fail to designate such new beneficiaries, this trust shall terminate upon my death and the trust property shall revert to my estate.

7. In the event of my physical or mental incapacity or my death, I hereby nominate and appoint My Son GARRY J. HOLM and my Sister CAROLE D. DECKER as Co Successor Trustees, to administer the Trust Fund on behalf of GARRY J. HOLM as Primary Beneficiary. If GARRY J. HOLM shall have resigned because of physical or mental incapacity or at his death, I hereby nominate and appoint CAROLE D. DECKER, My Sister, to be Sole Successor Trustee on behalf of the issue of GARRY J. HOLM until the first child attains the age of 25 years, at which time that child shall assume active administration of the Trust fund on behalf of himself and his or her brothers and or sisters. If GARRY J. HOLM leaves no issue then CAROLE D. DECKER shall administer the Trust fund on behalf of herself as contingent Beneficiary. If CAROLE D. DECKER shall resign due to physical or mental incapacity or at her death I hereby nominate and appoint DENISE J. BAKER and DEBORAH S. TRACY, My Niece's as Co Successor trustee's to administer the Trust for the use and benefit of my Five (5) Niece's, DENISE J. BAKER, LINDA C. SWANSON, DEBORAH S. TRACY, KAREN L. FRIDLUND and NINA E. SWING. If either shall have resigned because of physical or mental incapacity or at her death, I nominate and appoint KAREN L. FRIDLUND My Niece as Co Successor Trustee, thereafter to be followed by NINA E. SWING My Niece, should it become necessary because of resignation or death.

8 This Declaration of Trust shall extend to and be binding upon the heirs, executors, administrators and assigns of the undersigned and upon the Successors to the Trustees.

9. The Trustees and their Successors shall serve without bond.

10. This Deed of Trust shall be construed and enforced in accordance with the laws of the State of Indiana.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15<sup>th</sup> day of August 1998

Norma J. Holm  
SETTLOR NORMA J. HOLM

Witness (1) DeAnne Rydman Witness (2) Cynthia H. Davis  
Printed Name DEANNE RYDMAN CYNTHIA H. DAVIS

Address 14307 Elkhart St. Leroy IN 46855 1542 Happy Valley Rd Crown Point IN 46307

STATE OF INDIANA )  
COUNTY OF LAKE ) CITY OF HAMMOND

On the 15<sup>th</sup> day of August, 1998, personally appeared NORMA J. HOLM known to me to be the individual who executed the foregoing document, and acknowledged the same to be her free act and deed, before me.

My commission expires August 14<sup>th</sup> 1998  
A resident of LAKE County Edgar M. Prater  
Notary Public



EDGAR M. PRATER, NOTARY PUBLIC  
A Resident Of Lake County, Indiana  
My Commission Expires August 14, 1999