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MORRIS W. CARTER  
RECORDER

**WARRANTY DEED**

THIS INDENTURE WITNESSETH that Susan J. Showers and Kathryn A. Ridgeway both of Porter County, Indiana, Margaret J. Sankowski and Maureen I. Timmons, of Lake County, Indiana each as to an undivided one-sixth (1/6) interest and Thomas Shaw of Lake County, Indiana, Steven Shaw of Porter County, Indiana, Amy W. Timmons and Christopher E. Timmons both of Harris County, Texas each as to an undivided one-twelfth (1/12) interest convey and warrant to:

Susan J. Showers, Trustee of  
the Timmons Family Trust dated January 27, 2003  
**MAIL TAX BILLS TO:** 238 West 875 North  
Valparaiso, IN 46385

for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described property situated in Porter County, Indiana, to-wit:

Gary Beach Sub. Lot 19 in Block B as recorded in Plat Book 19, page 24 in the Office of the Recorder of Lake County, Indiana (more commonly known as 729 North Hamilton, Gary, Indiana 46403)

**SUBJECT TO:**

Taxes, easements, covenants and restrictions of record.  
Any state of facts which an accurate survey would reveal.

Full power and authority is hereby granted to said Trustee to improve, manage, and protect said premises, 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 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 from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms for any period or periods of time, not exceeding 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 to contract respecting the manner of fixing the amount of present or future rentals, to exchange said property for other property, real or personal, to grant charges of any kind, to release, convey or assign any right, title or interest in said premises, and to deal with said premises 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 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 obligated 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 the 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 the premises 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 is authorized, accepted and empowered to execute and

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUL 10 2003

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STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

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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 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 property, 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 premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantors have executed this Deed on this 27<sup>th</sup> day of January, 2003, ~~2002~~

Maureen Timmons  
MAUREEN TIMMONS (1/6)

Kathryn A. Ridgeway  
KATHRYN A. RIDGEWAY (1/6)

Margaret J. Sankowski  
MARGARET J. SANKOWSKI (1/6)

Susan J. Showers  
SUSAN J. SHOWERS (1/6)

Amy Waling Timmons  
AMY WALING TIMMONS (1/12)

Christopher E. Timmons  
CHRISTOPHER E. TIMMONS (1/12)

Steven Shaw  
STEVEN SHAW (1/12)

Thomas Shaw  
THOMAS SHAW (1/12)

STATE OF INDIANA             )  
  ) SS:  
COUNTY OF PORTER             )

Before me, the undersigned, a Notary Public, in and for said County and State, this 27<sup>th</sup> day of January, 2003, ~~2002~~, personally appeared SUSAN J. SHOWERS and acknowledged the execution of the foregoing Warranty Deed.

WITNESS my hand and seal.



Terry K. Hestand  
TERRY K. HESTAND, Notary Public  
A resident of Porter County, Indiana

My commission expires:  
September 17, 2007

STATE OF INDIANA             )  
  ) SS:  
COUNTY OF PORTER             )

Before me, the undersigned, a Notary Public, in and for said County and State this 15<sup>th</sup> day of Jan., 2003, ~~2002~~, personally appeared, MAUREEN TIMMONS and acknowledged the execution of the foregoing Land Trust Agreement.

WITNESS my hand and Notarial Seal.

My Commission expires:  
April 16, 2009

Martha J. Stanley  
MARTHA J. STANLEY  
Printed Signature, Notary Public  
A resident of Porter County, IN (State)

STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF PORTER     )

Before me, the undersigned, a Notary Public, in and for said County and State this 15<sup>th</sup> day of January, 2003, personally appeared, MARGARET J. SANKOWSKI and acknowledged the execution of the foregoing Warranty Deed.

WITNESS my hand and Notarial Seal.

My Commission expires:  
April 16, 2009

*Martha J. Stanley*  
MARTHA J. STANLEY, Notary Public  
A resident of Porter County, IN



STATE OF INDIANA        )  
                                  ) SS:  
COUNTY OF PORTER     )

Before me, the undersigned, a Notary Public, in and for said County and State, this 15<sup>th</sup> day of January, 2003 personally appeared STEVEN SHAW and acknowledged the execution of the foregoing Warranty Deed.

WITNESS my hand and Notarial Seal.

My Commission expires:  
April 16, 2009

*Martha J. Stanley*  
MARTHA J. STANLEY, Notary Public  
A resident of Porter County, IN

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STATE OF INDIANA )  
 ) SS:  
COUNTY OF PORTER )

Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of Jan., 2003, ~~2002~~ personally appeared THOMAS SHAW and acknowledged the execution of the foregoing Warranty Deed.

WITNESS my hand and Notarial Seal.

My Commission expires:  
April 16, 2009

Martha J. Stanley  
MARTHA J. STANLEY  
Printed Signature, Notary Public  
A resident of Porter County, IN

STATE OF INDIANA )  
 ) SS:  
COUNTY OF PORTER )

Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of January, 2003, ~~2002~~ personally appeared KATHRYN A. RIDGEWAY and acknowledged the execution of the foregoing Warranty Deed.

WITNESS my hand and Notarial Seal.

My Commission expires:  
April 16, 2009

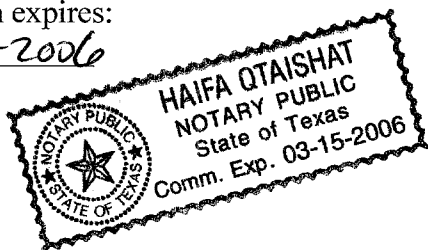
Martha J. Stanley  
MARTHA J. STANLEY  
Printed Signature, Notary Public  
A resident of Porter County, IN

STATE OF TEXAS )  
 ) SS:  
COUNTY OF Harris )

Before me, the undersigned, a Notary Public, in and for said County and State, this 27<sup>th</sup> day of December, 2002 personally appeared AMY W. TIMMONS and acknowledged the execution of the foregoing Warranty Deed.

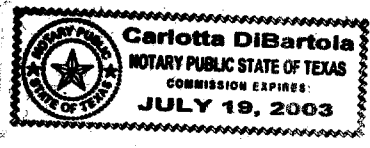
WITNESS my hand and Notarial Seal.

My Commission expires:  
03-15-2006



HAIFA QTAISHAT  
Haifa Qtaishat  
Printed Signature, Notary Public  
A resident of Harris County, TX

STATE OF TEXAS )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )



Before me, the undersigned, a Notary Public, in and for said County and State, this 25 day of Nov., 2002 personally appeared CHRISTOPHER E. TIMMONS, and acknowledged the execution of the foregoing Warranty Deed.

WITNESS my hand and Notarial Seal.

My Commission expires:  
July 19, 2003

CARLOTTA DiBARTOLA

Printed Signature, Notary Public  
A resident of HARRIS County, TX

This Instrument Prepared by:

Terry K. Hiestand, Attorney at Law  
117 Broadway, Chesterton IN 46304  
(219) 926-2188

mc/estates/timmons/trust

