

2004 049823

2004 JUN 15 AM 10:22

MORRIS W. CARTER  
RECORDER

Parcel No. 12-174-2, Taxing Unit and Code No. \_\_\_\_\_

**TRUSTEE'S DEED**

THIS INDENTURE WITNESSETH that JAMES D. ROYAL AND BARBARA C. ROYAL, AS TRUSTEES UNDER THE PROVISIONS OF TRUST NO. LTJDRBCR-101, DATED APRIL 24, 2002, of Lake County, in the State of Indiana, does hereby grant, bargain, sell and convey to LEILA M. MORRISON, TRUSTEE FOR TRUST AGREEMENT DATED FEBRUARY 10, 1995 of Lake County, State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County, Indiana:

PART OF LOT 22 IN HUNTER'S RUN PHASE THREE, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 51, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE SOUTH 30 DEGREES 26 MINUTES 25 SECONDS WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF PHEASANT LANE, A DISTANCE OF 33.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 59 DEGREES 48 MINUTES 23 SECONDS WEST, 125 FEET TO THE WESTERLY LINE OF SAID LOT 22; THENCE SOUTH 30 DEGREES 26 MINUTES 25 SECONDS WEST ALONG THE SAID WESTERLY LINE OF LOT 22, 3.00 FEET; THENCE SOUTH 59 DEGREES 33 MINUTES 38 SECONDS EAST 125.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 295.07 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 1.00 FEET TO A POINT OF CURVE; THENCE NORTH 30 DEGREES 26 MINUTES 25 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 22, 2.54 FEET TO THE POINT OF BEGINNING.

Commonly known as: 9964 Pheasant Lane, St. John, Indiana 46373

This conveyance is made subject to the following:

1. The terms, covenants, easements, limitations, and restrictions contained in any instrument of record affecting the use or occupancy of said Real Estate;
2. All applicable subdivision, building, and zoning laws of the governmental bodies having jurisdiction of the above described realty;
3. Real estate taxes for the year 2003 payable in 2004 and subsequent years;
4. Roads and highways, streets and alleys;
5. Limitation by fences and/or other established boundary lines;
6. Easements, if any, for established ditches and/or drains.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust above mentioned.

IN WITNESS WHEREOF, the said JAMES D. ROYAL AND BARBARA C. ROYAL, AS TRUSTEES UNDER THE PROVISIONS OF TRUST NO. LTJDRBCR-101, DATED APRIL 24, 2002, sets their hands and seals this 9 day of JUNE, 2004.

*Exempt by no7*

JAMES D. ROYAL AND BARBARA C. ROYAL, AS TRUSTEES UNDER THE PROVISIONS OF TRUST NO. LTJDRBCR-101, DATED APRIL 24, 2002

By: James D. Royal  
James D. Royal As Trustee

By: Barbara C. Royal  
Barbara C. Royal As Trustee

JUN 15 2004

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

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742437

*16070*

**HOLD FOR FIRST AMERICAN TITLE**

STATE OF INDIANA )  
                                  )  
COUNTY OF LAKE )

SS:

Before me, the undersigned, a notary public in and for said County and State, this 9<sup>th</sup> day of June, 2004, personally appeared the within named JAMES D. ROYAL AND BARBARA C. ROYAL, AS TRUSTEES UNDER THE PROVISIONS OF TRUST NO. LTJDRBCR-101, DATED APRIL 24, 2002 and acknowledged the execution of the foregoing Deed as their free and voluntary act, acting as Trustees.



IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Karen G. Lochte  
Karen G. Lochte Notary Public



SEND TAX BILLS TO: 9964 Pheasant Lane, St. John, Indiana 46373

This Instrument Prepared by:

Robert M. Schwerd, Ind. Attorney No. 220-45  
Hilbrich Cunningham Schwerd Dobosz & Vinovich, LLP  
2637 - 45th Street, Highland, Indiana 46322 Phone: (219) 924-2427

\*\*\* NO LEGAL OPINION RENDERED \*\*\*