

2

15

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that Nancy McCloud, as Trustee under the provisions of a certain Trust Agreement dated the 10th day of June, 2005 and known as 39th Avenue Family Trust Agreement (Trust Number 042774905), does hereby release and quit-claim to Robert A Green, of Lake County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana, to-wit:

Lot 1 and The East 19 feet of Lot 2, Block 4, in The Great Gary Realty Company's First Addition to Gary, as per plat to The City of Gary, as per plat thereof, recorded in Plat Book 11, Page 8, in the Office of the Recorder of Lake County, Indiana.

- | | | |
|-------------|----|--|
| Subject to: | 1. | Taxes; |
| | 2. | Easements and restrictions of record; |
| | 3. | All legal highways and rights-of way; |
| | 4. | Ditches and drains and rights therein; |
| | 5. | Zoning Ordinances; and, |
| | 6. | Covenants and restrictions of record. |

2005 049061

It is expressly understood and agreed by the parties hereto that the Trustee makes no representations, warranties, or agreements binding the Trustee, and this document is made and intended only to Quit-Claim to said legally described property, and is made solely in exercise of such powers conferred upon it as Trustee, and that no personal liability or responsibility is assumed, nor shall any be asserted or enforced against such Trustee, for any reason.

In no case shall any party dealing with said Trustees, or any successor in trust, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity, or expediency of any act of said Trustee, or successor in trust, or be obliged or privileged to inquire into any of the terms of this Trust Agreement, and every deed, trust deed, mortgage, lease, or other instrument executed by said Trustee, or successor in trust, in relationship 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 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 the Trust Agreement and all amendments hereof, in any, and binding upon all beneficiaries under this Trust Agreement; (c) that said Trustee, or successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if a conveyance has been 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.

Trustee represents and warrants to Robert A. Green that she has the authority to execute this Deed. Trustee also acknowledges that this Deed shall be held by Robert A. Green until such time as the Promissory Note is paid or a default occurs. Upon default, Robert A. Green may record this Deed.

Tax Mailing Address: 3217 W 78th Ave, Merrillville, IN 46410

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 14 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

C01206

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

17-
LP
a
4455

IN WITNESS WHEREOF, Nancy McCloud, as Trustee, has caused these presents to be signed this 10th day of June, 2005.

39th Avenue Family Trust (Trust No. 042774905)

By: Nancy McCloud
Nancy McCloud, Trustee

Subscribed and sworn to before me, a Notary Public, this 10th day of June, 2005.

[Signature]
NOTARY PUBLIC

Debra Short
(Type or print name of Notary)

My Commission Expires: July 2, 2011

Resident of Lake County

