

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 031070

APR 13 2007

Mail tax bills to: 1028 North Sullivan Ave., Miller Beach, IN 46403

DEED IN TRUST
Conveyance of Property

1. **THIS INDENTURE WITNESSETH** that the Grantor, Douglas D. Kilgore, an adult, of the County of Lake, Indiana for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, do hereby convey and warrant interest of real estate to the Douglas D. Kilgore Living Trust, Douglas D. Kilgore, Trustee under the provisions of a trust agreement dated the 2nd day of February, 2007, the following described real estate in Lake County, State of Indiana, to wit:

(See Attached Exhibit "A")

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein

Document is NOT OFFICIAL
AUTHORITY OF TRUSTEE

2. 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 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, to 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 any 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 to 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 consideration 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.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

APR 13 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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22727
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004944

RELIANCE BY THIRD PARTIES ON AUTHORITY OF TRUSTEE

3. In no case shall any party dealing with said Trustee in relation to said property, or to whom said property 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 property, 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, 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 delivery thereof the trust created by this conveyance and by said trust agreement was in full force and effect; (b) that such conveyance or other instruments was executed in accordance with the Trusts, conditions and limitations contained in this conveyance and in said trust agreement or in any amendment thereof and is 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 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.

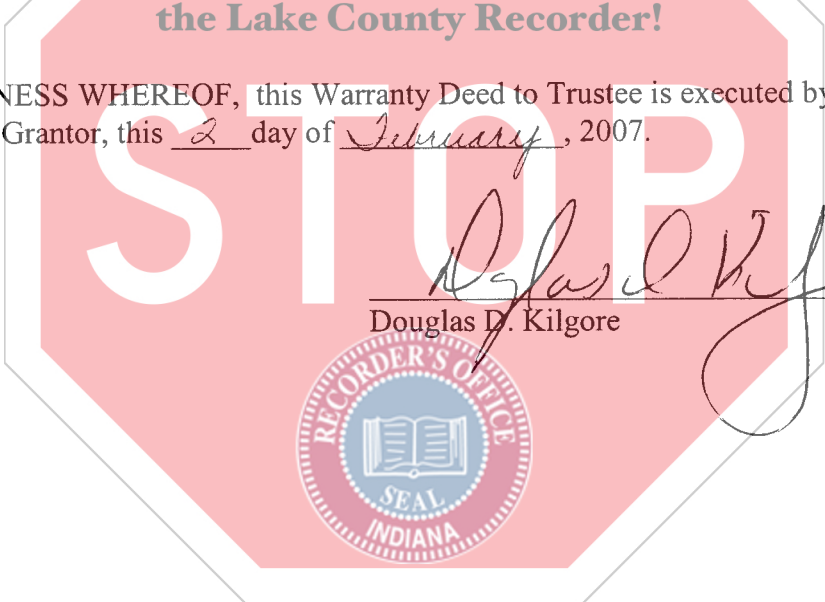
INTEREST OF BENEFICIARIES

4. 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 and 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, this Warranty Deed to Trustee is executed by the
aforementioned Grantor, this 2 day of February, 2007.



Douglas D. Kilgore



STATE OF INDIANA, COUNTY OF LAGRANGE, SS:

Before me, a Notary Public in and for said County and State, this 2 day of February, 2007, did personally appear Douglas D Kilgore, an adult, and acknowledged the execution of the foregoing instrument.

Barbara A. Balingue
Notary Public
Residing in Steuben Co., IN
Commission Expires: 8/17/07

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Bill D. Eberhard, Jr.

This instrument prepared by Bill D. Eberhard, Jr., Attorney at Law, 115 South Detroit Street, LaGrange, Indiana 46761.



LEGAL DESCRIPTION

Exhibit "A"

Lot 12, Block 2, in Resubdivision of Young's Woodlands, in the City of Gary, as shown in Plat Book 21, page 12, Lake County, Indiana.

Subject to all easements, assessments, highways, restrictions, and other limitations of record, or claims of easements not shown by the public records.

Subject to taxes accrued and to accrue.

