

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 JUN 27 AM 10:16

MICHAEL A. BROWN
RECORDER

RECORDING REQUESTED BY:

2007 052367

WHEN RECORDED MAIL TO: *AND TAX bill*
P.O. BOX 9032
Highland IN
46322

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WARRANTY DEED TO TRUSTEE

The Grantor(s) Robert D Brannock & Heather J Brannock, of the County of Lake and the State of IN for and in consideration of \$10.00, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants:

Unto Kathy T Richter as Trustee and not personally under the provisions of a trust agreement dated the June 13, 2007, known as Brannock Trust # 2271, State of IN

to wit:

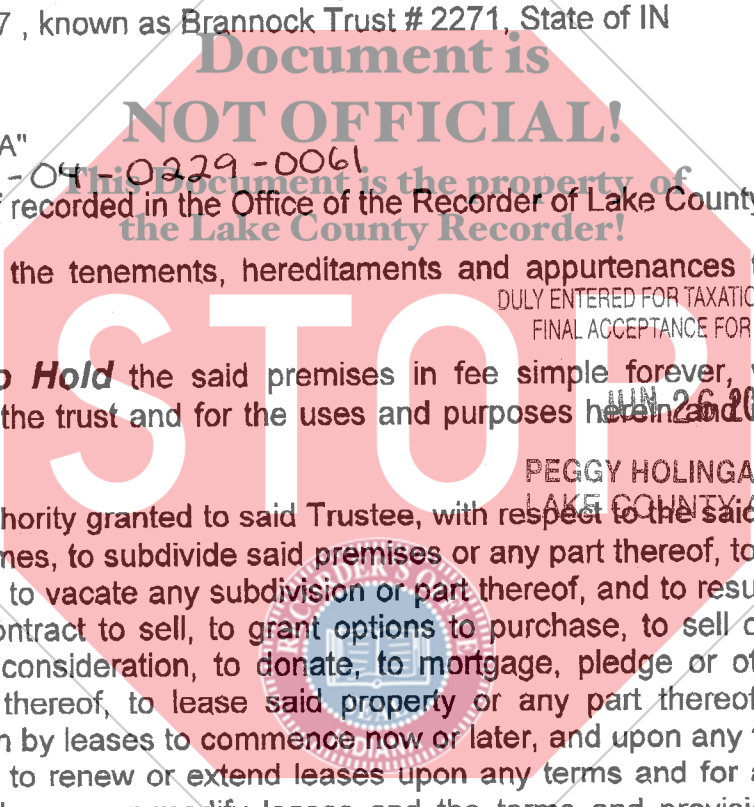
see attached "Exhibit A"

Key # 17-04-0229-0061
as per plat thereof recorded in the Office of the Recorder of Lake County, State of IN.

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To Have and to Hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to 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 contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, 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 now or later, and upon any terms and for any period or periods of time 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 hereafter, to contract to make leases and to grant options to lease and options 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 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 rents, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements changes of any kind, to release, convey or assign any right, title or interest in or about or



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2348 LK07

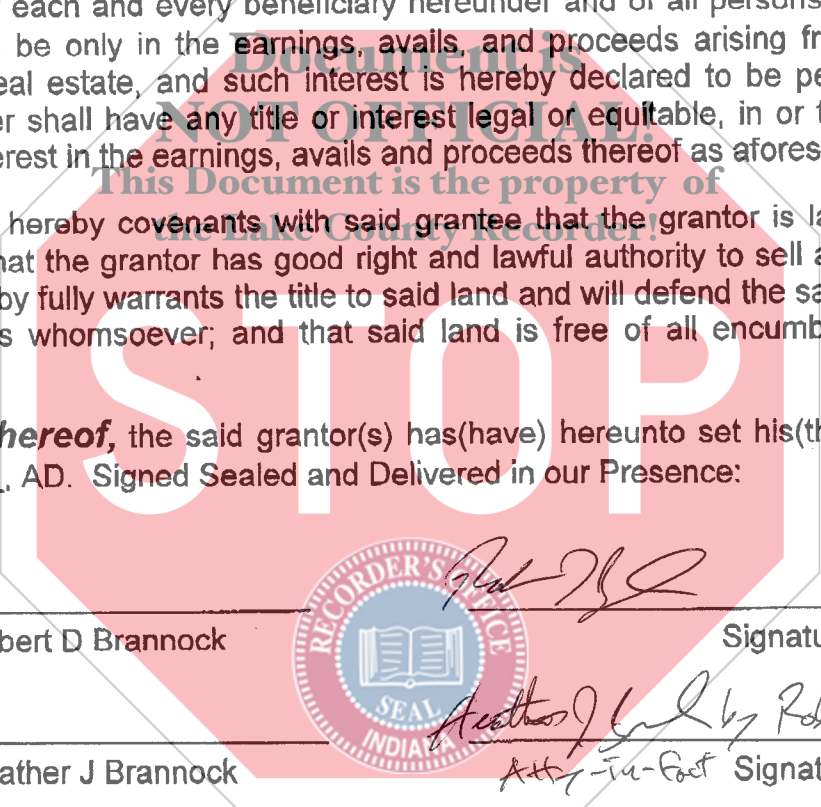
easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged 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 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, mortgage, lease or 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 such conveyance, lease or other instrument, (a) that at the time of 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 full accordance of the trust's conditions and limitation contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

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 real estate, and such interest is hereby declared to be personal property. 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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent

In Witness Whereof, the said grantor(s) has(have) hereunto set his(their) hands and seals this June 13, 2007, AD. Signed Sealed and Delivered in our Presence:



Printed Name Robert D Brannock Signature [Signature] (Seal)

Printed Name Heather J Brannock Signature [Signature] (Seal)
Atty-In-Fact

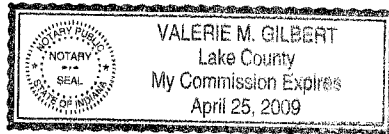
STATE OF IND, COUNTY OF Lake) ss:

On June 15, 20 07, before me, Valerie M. Gilbert, a notary public in and for said state personally appeared Robert D. Brannock personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that (s)he/they executed the same in

his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

Valerie M. Gilbert
NOTARY PUBLIC
My commission expires _____



"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."
PREPARED BY: Kathy T Richter

THIS Document Prepared by: DAVID TOKAR



EXHIBIT "A"

Lot Numbered 78 as shown on the recorded plat of Spring Run Phase 1, a Planned Unit Development, in the Town of Lowell recorded in Plat Book 96 page 26 in the Office of the Recorder of Lake County, Indiana.





OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER
2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307



MICHAELA A. BROWN
Recorder

PHONE (219) 755-3730
FAX (219) 755-3257

MEMORANDUM

DISCLAIMER

**Document is
NOT OFFICIAL!**
This document has been recorded as presented.
It may not meet with State of Indiana Recordation requirements.

**This Document is the property of
the Lake County Recorder!**

STOP

