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FILED FOR RECORD

2010 DEC -6 AM 9:05

2010 071597

Mail Tax Bills To:

**NEW PARCEL NO. 45-07-26-452-034.000-006
OLD PARCEL NO. 15-26-0221-0058**

(Grantee)

MR. RONALD L. KELLNER
934 N. Elmer Street
Griffith, Indiana 46319

DEED IN TRUST

THIS INDENTURE WITNESSETH That RONALD L. KELLNER, of 934 N. Elmer Street, Griffith, Lake County, in the State of Indiana 46319 *(Grantor)*, CONVEYS AND WARRANTS to RONALD L. KELLNER and STARLA D. PETROSKI and STACY D. KARNEY, or the survivor(s) of them, as Co-Trustees, under the provisions of a trust agreement dated November 10, 2010, and known as the RONALD L. KELLNER TRUST, hereinafter referred to as "said Trustee", of 934 N. Elmer Street, Griffith, Lake County, in the State of Indiana 46319 *(Grantee)*, for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot 58, Elmwood Manor First Addition, in the Town of Griffith, as shown in Plat Book 33, page 5, in Lake County, Indiana.

Commonly known as: *(Grantee's Address)*
934 N. Elmer Street
Griffith, Indiana 46319

This instrument is made for the sole purpose of funding the Grantor's Living Trust and is therefore exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.

The Grantor herein reserves unto himself a life estate in the above described real estate.

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses and purposes herein and in said Trust set forth:

Full power and authority is hereby granted to said Trustee to lease, mortgage, sell and convey said real estate and also to encumber same with easements and/or restrictions.

030753

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 02 2010

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 20⁰⁰
CASH 0000
CHECK # 39770
OVERAGE _____
COPY _____
NON COPY _____
CLERK RJB

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In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed 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, 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 any such conveyance 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 was duly authorized and empowered to execute and deliver every such deed, trust deed, 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 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.

My duly named Successor Trustee shall have all of the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.

