

2011 043357

2011 AUG 12 AM 10:21

MICHAEL J. JOHNSON  
RECORDER

**TRUSTEE'S DEED**

45-19-27-233-007.000.038

THIS INDENTURE WITNESSETH, That THE BETTY J. RAMSTROM LIVING TRUST DATED JULY 13, 2007 GRANTOR, of LAKE County in the State of INDIANA, CONVEYS to EVERETT G. BALLOU AND CYNTHIA J. BALLOU, TENANTS BY THE ENTIRETY, GRANTEE, of LAKE County in the State of INDIANA, as GRANTEE, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 22 IN MEADOWBROOK PHASE 2, AN ADDITION TO THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 75, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

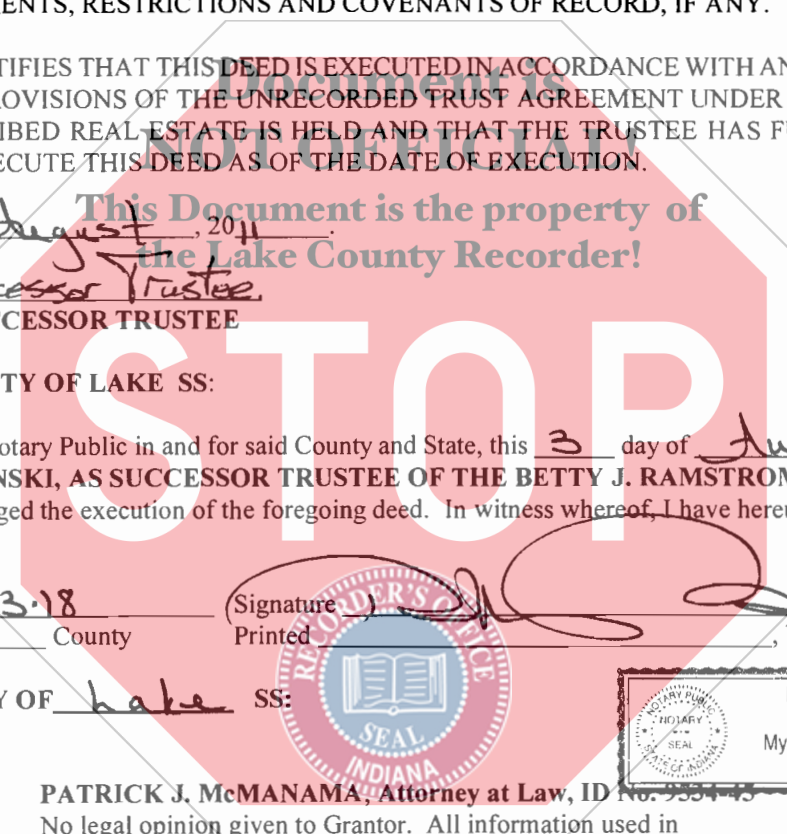
COMMONLY KNOWN AS: 316 VALLEY COURT, LOWELL, INDIANA 46356

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2010 TAXES PAYABLE 2011 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED IS EXECUTED IN ACCORDANCE WITH AND PURSUANT TO, THE TERMS AND PROVISIONS OF THE UNRECORDED TRUST AGREEMENT UNDER WHICH TITLE TO THE ABOVE DESCRIBED REAL ESTATE IS HELD AND THAT THE TRUSTEE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS DEED AS OF THE DATE OF EXECUTION.

Dated this 3 day of August, 2011.  
James E. Grabinski Successor Trustee  
JAMES E. GRABINSKI, SUCCESSOR TRUSTEE

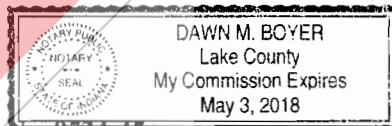


STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 3 day of August, 2011, personally appeared: JAMES E. GRABINSKI, AS SUCCESSOR TRUSTEE OF THE BETTY J. RAMSTROM LIVING TRUST DATED JULY 13, 2007 and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5-3-18 (Signature) \_\_\_\_\_  
Resident of Lake County Printed \_\_\_\_\_, Notary Public

STATE OF IN, COUNTY OF Lake SS:



This instrument prepared by: PATRICK J. McMANAMA, Attorney at Law, ID No. 938443  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: GRANTEE 2010 Drummond Ave., Lowell, IN 46356  
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 316 VALLEY COURT, LOWELL, INDIANA 46356  
SEND TAX BILLS TO: GRANTEE 2010 Drummond Ave., Lowell, IN 46356

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.

Dawn M. Boyer  
Signature of Preparer Printed Name of Preparer

COMMUNITY TITLE COMPANY  
FILE NO 111244

AMOUNT \$ 16  
CASH \_\_\_\_\_ CHARGE CM  
CHECK # \_\_\_\_\_  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK \_\_\_\_\_ AD

054775

DOCUMENT ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 11 2011

PEGGY HOUNGA KATONA  
LAKE COUNTY AUDITOR