

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 091441

2013 DEC 13 PM 1:26

MICHAEL B. BROWN
RECORDER

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, That Jeffrey Austgen and David Austgen, as Successor Co-Trustees of the Ronald Austgen Trust dated September 25, 1997, in exercising the powers pursuant to said Agreement, (Ronald Austgen, the initial Trustee, having died on September 10, 2011,) ("GRANTOR"),

HEREBY CONVEY AND QUITCLAIM to Benjamin D. Zander and Sherianne M. Zander, husband & wife, of Lake County, Indiana, ("GRANTEES"),

With the transfer of this parcel now being made to complete the transfer of all of the real estate purchased by the GRANTEES on the 26th day of June, 2013, a part of the real estate having been transferred on a Trustee's Deed first recorded on the 24th day of October, 2013, as Document No. 2013-079220, in the Office of the Recorder of Lake County, Indiana, and then said Trustee's Deed was re-recorded for the purpose of correcting the legal description to add the omitted parcel, on the 27th day of November, 2013, as Document No. 2013-088359, in the Office of the Recorder of Lake County, Indiana. Said transfer of the added parcel, shown thereon as Parcel 2, was rejected by the Lake County Auditor because said parcel was owned by a different trust of Ronald Austgen.

For and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR transfers its fee simple interest in and to the following-described real estate located in Lake County, in the State of Indiana, to-wit:

Lot 5 in Sherwood South, as per plat thereof, recorded in Plat Book 38, Page 93, in the Office of the Recorder of Lake County, Indiana,

EXCEPTING THEREFROM, that part of said Lot 5 lying in the following-described tract: Part of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning at the Southwest corner of the East 10 acres of said 1/4 1/4 Section; thence East along the South line thereof to the Southeast corner of said 1/4 1/4 Section; thence North along the East line of said 1/4 1/4 Section, 585 feet; thence West at right angles, 85 feet; thence deflecting 38 degrees to the right Northwesterly to a point on the Westerly line of a tract of

JULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

28520

DEC 13 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

\$ 20.00
Cash
JP

land conveyed to Sheridan E Ruge and Mary A. Ruge, Husband and Wife, by Warranty Deed dated May 21, 1955, and recorded June 3, 1955, in Deed Record 999, Page 27; thence Southerly along said Westerly line to the point of beginning.

A Part of Tax Parcel No.: 45-19-02-276-001.000-007

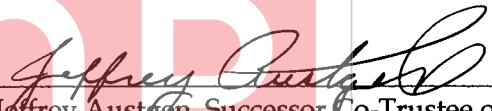
Commonly known as: 6400 W. 152nd Court, Lowell, IN 46356

Grantees' Mailing Address for Tax Purposes: 6400 W. 152nd Court, Lowell, IN 46356

SUBJECT TO ALL EXISTING TAXES, EASEMENTS AND RESTRICTIONS OF RECORD.

The Co-Trustees do state, affirm and warrant that they have the power to sell and convey real estate under the terms and provisions of that certain Trust Agreement designated as the Ronald Austgen Trust dated September 25, 1997. The Co-Trustees warrant as to their own acts only and makes this conveyance in their fiduciary capacity as Trustee.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this 12 day of November, 2013.


Jeffrey Austgen, Successor Co-Trustee of the
Ronald Austgen Trust dated September 25,
1997


David Austgen, Successor Co-Trustee of the
Ronald Austgen Trust dated September 25,
1997



