

2014 006734

2014 FEB -4 AM 10:30

MICHAEL B. BROWN
RECORDER

TRUSTEE'S DEED

TAX: I.D. NO. 45-07-33-254-025.000-026

THIS INDENTURE WITNESSETH, That THE JOAN SHAWVER TRUST UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 10TH DAY OF OCTOBER, 2003, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to JESUS R. GUTIERREZ AND CONCEPCION P. GUTIERREZ, (GRANTEES) of LAKE County in the State of INDIANA, 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 351, AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF LAKESIDE 10TH ADDITION TO THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 38 PAGE 69, IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 10050 4TH STREET, HIGHLAND, IN 46322

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2013 TAXES PAYABLE 2014, 2014 TAXES PAYABLE 2015 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 24th day of January, 2014

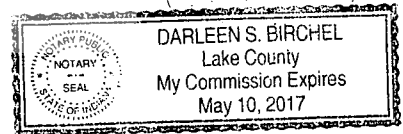
Phyllis Ann Nimetz, Co-Trustee
PHYLLIS ANN NIMETZ, CO-TRUSTEE

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of January, 2014, personally appeared: PHYLLIS ANN NIMETZ, CO-TRUSTEE, 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: 5/10/17
Resident of Lake County

Darleen S. Birchel
Signature
Printed Darleen S. Birchel, Notary Public



This instrument prepared by: PATRICK J. McMANAMA, Attorney at Law, ID No. 9534-45
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

00330

COMMUNITY TITLE COMPANY
FILE NO 135057

RETURN DEED TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 10050 4TH STREET, HIGHLAND, IN 46322
SEND TAX BILLS TO: GRANTEE

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.

Patrick J. McManama
Signature of Preparer

Darleen S. Birchel
Printed Name of Preparer

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JAN 31 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CM
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