

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 008484

2014 FEB 13 AM 10:16

TRUSTEE'S DEED

MICHAEL B. BROWN
RECORDER

TAX: I.D. NO. 45-07-35-126-004.000-006

THIS INDENTURE WITNESSETH, That **CLAUDIA J. McGUIRE, SOLE TRUSTEE, UNDER THE CLAUDIA J. McGUIRE LIVING TRUST, DATED MAY 29, 2013, (GRANTOR)**, of LAKE County in the State of INDIANA, CONVEYS to **TYLER MARCANO AND AMANDA IVERSEN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, (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:

LOTS 10, 11 AND 12, BLOCK 4, INDUSTRIAL CENTER SUBDIVISION, GRIFFITH, AS SHOWN IN PLAT BOOK 17, PAGE 13, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: **839 N. BROAD STREET, GRIFFITH, IN 46319**

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 31st day of January, 2014.

Claudia J. McGuire
CLAUDIA J. McGUIRE, SOLE TRUSTEE

STATE OF INDIANA, COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of January, 2014, personally appeared: **CLAUDIA J. McGUIRE, SOLE 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: 57077
Resident of Lake County

Signature *Darleen S. Birchel*
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.

CO-COMMUNITY TITLE COMPANY
FILE NO. 45918

RETURN DEED TO: **GRANTEE**
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **839 N. BROAD STREET, GRIFFITH, IN 46319**
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

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00495
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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 10 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR