STATE OF INC LAKE COUNT FILED FOR RECORD

2014 048892

2014 AUG 14 AM 8: 50

MICHAEL B. BROWN RECORDER Parcel No.

Mail Tax Bills to: 249 Tamarack Dr. Hobart, IN 46342

Grantee Address: 249 Tamarack Dr. Hobart, IN 46342

45-13-05-352-009.000-018

## **DEED INTO TRUST**

THIS INDENTURE WITNESSETH that HERBERT HELPINGSTINE AND SHARON HELPINGSTINE, HUSBAND AND WIFE, of Lake County, State of Indiana ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to HERBERT M. HELPINGSTINE AND SHARON K. HELPINGSTINE, AS TRUSTEES OF THE HELPINGSTINE REVOCABLE TRUST AGREEMENT DATED NOVEMBER 7, 2013, the following described real estate in Lake County, Indiana, to-wit:

Lot Numbered 30 in Barrington Ridge Unit 2 as per plat thereof recorded in Plat Book 75, page 62 in the Office of the Recorder of Lake County, Indiana. DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

Commonly known as:

249 Tamarack Drive This Documen Hobart, IN 46342 erty of

AUG 1 3 2014

the Lake County Recorder! In the event of the death, resignation or incapacity of either of Herbert M. Helpingstine as Trustee or Herb K. Helpingstine as Trustee, or Herbert M. Helpingstine or Sharon K. Helpingstine cease to be Trustee for any reason, then the remaining of them shall act as sole Trustee. If both Herbert M. Helpingstine or Sharon K. Helpingstine have died, resigned are incapacitated or cease to be Trustee for any reason, then Steven M. Helpingstine, as successor Trustee, or any other successor Trustee, shall become, without any further act, deed or conveyance, vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell and convey such real estate.

In no case shall any party dealing with such Trustee in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms

NO SALES DISCLOSURE NEEDED	1	AMOUNT \$ 20°C CASH CHECK# S51	03530
Approved Assessor's Office  By:		CHERAGE	•

of the Trust Agreement; and every deed, trust deed, or other instrument executed by the Trustee in relation to the 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 the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustee or her successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustees nor their successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustee in the absence, death or inability to act on the part of such Trustee, and any conveyance or mortgage by such successor Trustee shall be conclusive evidence of such Trustee's authority to execute such deed or mortgage.

We hereby elect to treat the property as matrimonial property as that term is defined in Ind. Code 30-4-3-35.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 10<sup>th</sup> day of August, 2014.

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Sharon Helpingstine

STATE OF INDIANA ) ) SS:
COUNTY OF PORTER )
Before me the undersigned, a Notary Public in and for said County and State, personally appeared Herbert Helpingstine and acknowledged the execution of this instrument this 10 mg day of August, 2014.
My Commission Expires: 4/9/2015 County of Residence: Porter
George W. Carberry George W. Carberry, Notary Aublic NOTARY PUBLIC - OFFICIAL SEAL State of Indiana, Porter County My Complete Service April 0 2015
STATE OF PARAMETERS April 9, 2015 (S) SS:
COUNTY OF PORTER Document is
Before me the undersigned, a Notary Public in and for said County and State, personally appeared Sharon Helpingstine and acknowledged the execution of this instrument this 10 day of August, 2014.
My Commission Expires: 4/9/2015 County of Residence: Porter
George W. Carberry  NOTARY PUBLIC OFFICIAL SEAL  State of Indiana, Porter County  My Commission Expires April 9, 2015  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. George W. Carberry
Document Prepared by:  George W. Carberry, Burke Costanza & Carberry LLP  9191 Broadway, Merrillville, IN 46410
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