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2014 049359

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 AUG 18 AM 9:21

MICHAEL J. BROWN  
RECORDER  
**TRUSTEE'S DEED**

This indenture witnesseth that **DONALD J. GERCKEN and CARLA J. DIAZ as Successor Co-Trustees under the Revocable Trust Agreement of Rosalie B. Krupa dated November 23, 2009**, of Lake County, State of Indiana, conveys and warrants to **THOMAS D. FORD and BARBARA I. FORD, husband and wife, as tenants by the entireties**, of Lake County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

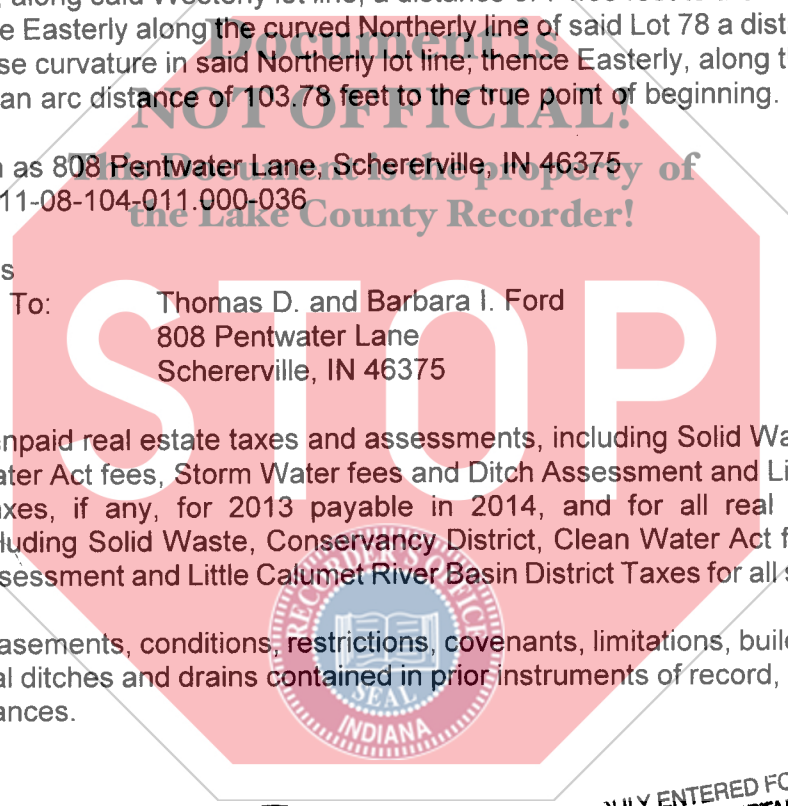
Part of Lot 78 in Briar Cove Subdivision Phase 1, an addition to the Town of Schererville, as per plat thereof, recorded in Plat Book 92 page 79, in the Office of the Recorder of Lake County, Indiana, which part of said Lot 78 is described as follows: Beginning at the Northeast corner of said Lot 78; thence South 03 degrees 42 minutes 57 seconds East, along the Easterly line of said Lot 78, a distance of 56.56 feet; thence South 85 degrees 59 minutes 08 seconds West, a distance of 125.37 feet to a point on the Westerly line of said Lot 78; thence North 01 degrees 11 minutes 27 seconds West, along said Westerly lot line, a distance of 74.68 feet to the Northwest corner of said Lot 78; thence Easterly along the curved Northerly line of said Lot 78 a distance of 19.70 feet to a point of reverse curvature in said Northerly lot line; thence Easterly, along the reverse curved Northerly lot line, an arc distance of 103.78 feet to the true point of beginning.

Commonly known as 808 Pentwater Lane, Schererville, IN 46375  
Parcel ID No. 45-11-08-104-011.000-036

Grantee's Address  
and Mail Tax Bills To: Thomas D. and Barbara I. Ford  
808 Pentwater Lane  
Schererville, IN 46375

Subject To: All unpaid real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment and Little Calumet River Basin District Taxes, if any, for 2013 payable in 2014, and for all real estate taxes and assessments, including Solid Waste, Conservancy District, Clean Water Act fees, Storm Water fees and Ditch Assessment and Little Calumet River Basin District Taxes for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations, building setback lines, rights of way, legal ditches and drains contained in prior instruments of record, and for all building and zoning ordinances.



Region/Fidelity  
RF14007123

**REGION TITLE/FIDELITY**  
RF14007123

JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 15 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

20-  
FV  
88

25817

Subject To: Covenants, conditions, and restrictions contained in the plat of Briar Cove Subdivision, Phase 1, recorded in Plat Book 92 page 79.

Subject To: Covenants, conditions, easements, party walls and restrictions contained in Declaration, recorded June 23, 2003 as Document No. 2003-064808.

Subject To: Building line affecting the Northerly 20 feet of the land, as shown on the recorded plat of said subdivision.

Subject To: Easement for Drainage and Utility affecting West 10 feet as shown on recorded plat of said subdivision.

Subject To: Grant(s) and/or Reservation(s) of easement(s) contained on the recorded plat of said subdivision.

Subject To: Easement for Conservation as shown on recorded plat of said subdivision and of Briar Cove Subdivision Phase 2 in Plat Book 92 page 80.

Subject To: Easement for Drainage as shown on recorded plat of said subdivision and of Briar Cove Subdivision Phase 2 in Plat Book 92 page 80.

Subject To: Easement for Pipeline in favor of The Prairie Pipe Line Company dated May 15, 1926 and recorded June 26, 1926 in Miscellaneous Record 156 page 221 and assigned to NORCO Pipeline, Inc. by assignment dated November 2, 1992 and recorded July 14, 1993 as Document No. 93045390.

Subject To: Easements as set out in the Declaration recorded June 23, 2003 as Document No. 2003 064808.

Subject To: Conservation Easements as shown on the recorded plat of Briar Cove Subdivision Phase 1, and Addition to the Town of Schererville, recorded in Plat Book 92 page 79 and on the recorded plat of Briar Cove Subdivision Phase 2, an Addition to the Town of Schererville, recorded in Plat Book 92 page 80.

Subject To: Drainage Easement as noted on the Plat of Briar Cove Subdivision Phase 1, an Addition to the Town of Schererville, recorded in Plat Book 92 page 79 and on the recorded plat of Briar Cove Subdivision Phase 2, an Addition to the Town of Schererville, recorded in Plat Book 92 page 80. An easement is hereby granted to the County of Lake and the Town of Schererville for the installation of a drainage swale, ditch, or conduit, upon and along the strips or strips of land designated on the plat and marked "Public Utility Easement" or "Drainage Easement" for the purpose of handling the storm water run-off.

Subject To: Common law party wall rights, if any, in and to a wall over and along the common line of the land.

Grantor(s) expressly limits said warranty only against the acts of the Grantor(s) and all persons claiming by, through or under the Grantor(s).

Grantor(s) 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 subject real estate is held and that the Trustee has full power and authority to execute this Deed.

Dated this 7<sup>th</sup> day of August, 2014.

*Donald J. Gercken Co Trustee*  
**DONALD J. GERCKEN, Successor Co-Trustee under the Revocable Trust Agreement of Rosalie B. Krupa dated November 23, 2009**

*Carla J. Diaz Successor Co Trustee*  
**CARLA J. DIAZ, Successor Co-Trustee under the Revocable Trust Agreement of Rosalie B. Krupa dated November 23, 2009**

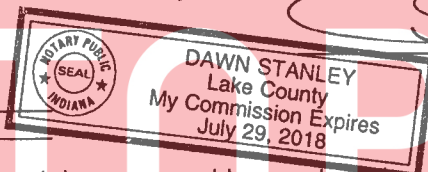
STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 7<sup>th</sup> day of August, 2014, personally appeared **Donald J. Gercken and Carla J. Diaz, Co-Successor Trustees under the Revocable Trust Agreement of Rosalie B. Krupa dated November 23, 2009** 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:  
County of Residence:

7-29-18  
Lake



*[Signature]*  
Notary Public

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.

*[Signature]*  
Printed Name: Richard E. Anderson

This instrument prepared by: Richard E. Anderson, #2408-45  
Anderson & Anderson, P.C.  
9211 Broadway, Merrillville, IN 46410  
(219) 769-1892

