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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

After Recording Return to **2014 052055**

2014 AUG 29 AM 8:35

Mail Tax Statements To:

Gary Downes
3755 Barnes St
Hobart, IN 46342

MICHAEL D. BROWN
RECORDER

Property Tax ID#: 45-08-26-227-011.000-018
Order #: 13164

TRUSTEES' DEED

THIS INDENTURE, made this 31 day of JULY, 2014, by and between, GARY DOWNES, as Trustee of the BARNES STREET LAND TRUST, dated October 27, 2008, whose respective address is 3755 Barnes St, Hobart, IN 46342, Grantor, and GARY DOWNES, whose post office address is 3755 Barnes St, Hobart, IN 46342, Grantee.

WITNESSETH:

That the said Grantor, as a distribution of BARNES STREET LAND TRUST, dated October 27, 2008, has granted, bargained, and conveyed to the said Grantee, his heirs, successors and assigns forever, an undivided one-half (1/2) interest in and to the following described lands, situated, lying and being in Lake County, Indiana, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 3755 Barnes St, Hobart, IN 46342
Tax or Parcel # 45-08-26-227-011.000-018

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to July 31, 2014; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but not otherwise.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

26067

AUG 27 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

~~Approved Assessor's Office~~

By: _____ Page 1 of 3

AMOUNT \$ 20-
CASH _____ CHARGE _____
CHECK # 30471
OVERAGE _____
COPY _____
NON-COM _____
CLERK dm

E

LENSERV NATIONAL TITLE AND INFORMATION SERVICES, LLC

TITLE COMMITMENT

Exhibit "A"

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA:

ALL OF LOTS 19 AND 20, BLOCK 6, F.D. BARNES 2ND ADDITION TO GARY, AS SHOWN ON THE RECORDS OF THE RECORDER OF LAKE COUNTY, INDIANA

Parcel #: 45-08-26-227-011.000-018



NOTE: This commitment consists of insert pages labeled Schedule A, Schedule B-Section 1, and Schedule B-Section 2. This commitment is of no force and effect unless all schedules are included, along with any Rider pages incorporated by reference in the insert pages.

SC-16 (11/04)

July IN WITNESS WHEREOF, Grantor has executed this deed this 31 day of July, 2014.

Nancy Downes as Trustee
GARY DOWNES, as Trustee

STATE OF Indiana }
COUNTY OF Lake } ss

Before me, a Notary Public in and for said County and State, personally appeared by GARY DOWNES, as Trustee of the BARNES STREET LAND TRUST, dated October 27, 2008, who acknowledged the execution of the foregoing Quitclaim Deed.

Witness my hand and notary seal this 31st day of July 2014, 2014.



NOTARY PUBLIC

Lee Ann Hand

[Signature]

My Comm. exp. 6/15/2021
Res: Lake County IN

Lee Ann Hand

[Print name]

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

Prepared By:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

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



BEISY AUGER