

This conveyance is made upon the express understanding and condition that neither Indiana Land Trust Company individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder, and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

In Witness Whereof, the grantor ~~Edward Karius~~ ~~Victoria Karius~~ has hereunto set her hand this 8th day of May 2015.

EDWARD KARIUS

STATE OF INDIANA

COUNTY OF LAKE

Document is NOT OFFICIAL!
This Deed has not been filed with the
the Lake County Recorder!

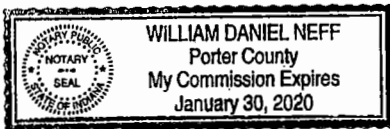
Victoria Karius
VICTORIA KARIUS

STOP

SS:

I, the undersigned Notary Public in and for said County, in the State aforesaid, do hereby certify that EDWARD AND VICTORIA KARIUS, Husband and Wife personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth

GIVEN under my hand and notarial seal this 8th day of May 2015.



William D. Neff
William D. Neff Name, Notary Public

My Commission Expires: 1/30/2020
Resident of Porter County, IN.

This Instrument was prepared by: J. J. Stankiewicz Atty. 7870 Broadway Merrillville, IN 46410
I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

EXHIBIT "A"

Order No. 620056674

A parcel of land in the East Half of the West Half of the Southeast Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, being more particularly described as follows: Commencing at the Southeast corner of the Northwest Quarter of said Section 32; thence South 89 degrees 59 minutes 06 seconds West, along the South line of the Northwest Quarter of said Section 32, assumed basis of bearings, a distance of 660.44 feet to the East line of the East Half of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 32; thence North 00 degrees 06 minutes 34 seconds East, along the East line of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 32, a distance of 674.98 feet to the Point of Beginning; thence South 89 degrees 59 minutes 44 seconds West, parallel with the North line of the Southeast Quarter of the Northwest Quarter of said Section 32, a distance of 330.46 feet to the West line of the East Half of the Southeast Quarter of the Northwest Quarter of said Section 32; thence North 00 degrees 05 minutes 27 seconds East, along the West line of the East Half of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 32, a distance of 659.00 feet to the North line of the Southeast Quarter of the Northwest Quarter of said Section 32; thence North 89 degrees 59 minutes 44 seconds East, along the North line of the Southeast Quarter of the Northwest Quarter of said Section 32, a distance of 330.67 feet to the East line of the East Half of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 32; thence South 00 degrees 06 minutes 34 seconds West, 659.00 feet to the Point of Beginning.

Subject to roads, highways, ditches, drains; easements, covenants and restrictions contained in all documents of record; all laws, ordinances and governmental regulations including building and zoning; any state of facts that an accurate survey might disclose; and real estate taxes and assessments for 2004 payable in 2005 together with delinquency and penalty, if any, and all real estate taxes and assessments due and payable thereafter which the grantee herein assumes and agrees to pay.