

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 028019

2015 MAY 11 AM 10:13

MICHAEL B. BROWN
RECORDER

RETURN RECORDED DEED TO:

Omar J. Frausto
108 North Wilson Street
Hobart IN 46342

SEND TAX STATEMENTS TO:

Omar J. Frausto & Tayler D. Piet
108 North Wilson Street
Hobart IN 46342

GRANTEE'S ADDRESS:

108 North Wilson Street
Hobart IN 46342

ADDRESS OF PROPERTY:

108 North Wilson Street
Hobart IN 46342

PARCEL # 45-08-25-477-019.000-018

**Document is
TRUSTEE'S DEED
NOT OFFICIAL!**

THIS INDENTURE WITH ~~HELEN McCOLLY~~ ^{JAMES McCOLLY} as Successor Trustee of the HELEN McCOLLY LIVING TRUST dated September 1, 2004, and any amendments thereto, of Lake County, State of Indiana, GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to OMAR J. FRAUSTO and TAYLER D. PIET, as Tenants in Common, of Lake County, State of Indiana, the following-described real estate in Lake County, in the State of Indiana, to-wit:

Lot 9 in Block A in Pleasant Park, a subdivision in Hobart, as per plat thereof, recorded in Plat Book 32, page 17, in the Office of the Recorder of Lake County, Indiana.

Property Address: 108 North Wilson Street, Hobart IN 46342
PARCEL # 45-08-25-477-019.000-018

SUBJECT TO:

- A. All Taxes; and
- B. All Mortgages, Easements, Rights of Way, Covenants and Restrictions of Record, if any.

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the Trustee by the terms of the HELEN McCOLLY LIVING TRUST dated September 1, 2004, and any amendments thereto, as well as the powers and authorities in the Deed or Deeds in Trust, delivered to the Trustee pursuant to the above described Trust Agreement. The HELEN McCOLLY LIVING TRUST dated September 1, 2004, and any amendments thereto, has not been revoked.

**FIDELITY NATIONAL
TITLE COMPANY**

92015 0049

FIDELITY HBT

20103

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 06 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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[Signature]

The foregoing instrument was prepared by Clifford J. Rice, of Rice & Rice Attorneys, 100 Lincolnway, Suite 1, Valparaiso, Indiana 46383. THE LEGAL DESCRIPTION AND STATED TITLE OWNER(S) CONTAINED HEREIN WERE SUPPLIED BY THE PARTY(IES), AND THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

IN WITNESS WHEREOF, Grantor has caused this Trustee's Deed to be executed this 30th day of April, 2015.

Fred James McColly Trustee
Fred James McColly, Successor Trustee of the
Helen McColly Living Trust dated September 1, 2004

Document is NOT OFFICIAL!

STATE OF INDIANA

This Document is the property of the Lake County Recorder!

COUNTY OF Lake

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared FRED JAMES McCOLLY, Successor Trustee of the HELEN McCOLLY LIVING TRUST dated September 1, 2004, and any amendments thereto, who acknowledged the execution of the foregoing Trustee's Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS MY HAND AND SEAL this 30 day of April, 2015.

(SEAL)



My Commission Expires: 6-15-2017
County of Residence: Lake

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.

Michaelene I. Fazekas

THIS INSTRUMENT PREPARED BY:

Clifford J. Rice, RICE & RICE, 100 Lincolnway, Suite 1, Valparaiso, IN 46383; 219-462-0809.