

2015 070036

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2015 OCT 15 AM 8: 58

MICHAEL B. BROWN RECORDER

Mail Tax Bills to: 8200 Peterson Blyd. Cedar Lake, IN 46303 Grantee Address: 8200 Peterson Blvd. Cedar Lake, IN 46303

Parcel No. 45-15-34-429-005.000-014

## **DEED INTO TRUST**

THIS INDENTURE WITNESSETH that TERRENCE M. ADAMS, A/K/A TERRANCE M. ADAMS AND SUSAN L. ADAMS, HUSBAND AND WIFE, of Lake County, State of Indiana ("Grantor"), 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 TERRANCE M. ADAMS AND SUSAN L. ADAMS AS TRUSTEES OF THE ADAMS REVOCABLE TRUST AGREEMENT DATED OCTOBER 1, 2015, the following described real estate in Lake County, Indiana, to-wit:

## Parcel I

Lot 5 in Block 1 in Coffin's Shady Beach Addition, in the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 20 page 34, in the Office of the Recorder of Lake County, Indiana.

## Parcel II:

That part of the Southeast quarter of section 34, Township 34 North, Range 9 West of the second principal meridian, in the Town of Cedar Lake, Lake County, Indiana, lying South of Cedar Lake and between the East and West lines, extended forth to Cedar Lake, of Lot 5 in Block 1, in Coffin's Shady Beach, Addition, as shown in Plat Book 20 page 34, in the Office of the Recorder of Lake County, Indiana.

commonly known as 8200 Peterson Blvd., Cedar Lake, IN 46303

In the event of the death, resignation or incapacity of either of Terrance M. Adams or Susan L. Adams as Trustee, or Terrance M. Adams and Susan L. Adams cease to be Trustee for any reason, then the other shall act as sole Trustee. If both Terrance M. Adams and Susan L. Adams have died, resigned are incapacitated or cease to be Trustee for any reason, then 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 tereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage set 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 of expediency of any act of the Trustee, or

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NO SALES DISCLOSURE NEEDED THE COUNTY PRANSPERSOR

Approved Assessor's Office

By: #9150

be obliged or privileged to inquire into any of the terms 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 Grantor has caused this Deed to be executed this 1st day of October, 2015.

FERRANCE M. ADAMS

ADAMS

STATE OF INDIANA	)
COUNTY OF LAKE	) SS: )
9	Notary Public in and for said County and State, personally appeared
Terrance M. Adams and Susan of October, 2015.	L. Adams, and acknowledged the execution of this instrument this 1 <sup>st</sup> day
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My Commission Expires: 4/9/2	1023 MW Laty
County of Residence: Porter	George W. Carberry, Notary
I affirm, under the penalties for	perjury, that I have taken reasonable care to redact each social

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. <u>George W.Carberry</u>

