

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 006451

2016 JAN 28 PM 2:08

MICHAEL B. BROWN  
RECORDER

3

# TRUSTEE'S DEED

**Mail tax bills to:** Jane T. Carlson Tax Key No.: 45-11-29-229-018.000-035  
11321 Ventura Court  
St. John, IN 46373

This Indenture Witnesses that

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**  
JANE T. CARLSON as TRUSTEE OF THE  
10669 KEYSTONE LANE TRUST  
dated March 30, 2007,  
who reserves unto herself a life estate  
(GRANTOR)

of the County of Lake, State of Indiana

CONVEYS AND WARRANTS to

KEITH D. CARLSON, as TRUSTEE of the  
11321 Land Trust dated December 31, 2015  
1007 E. Glen Park Avenue, Griffith, IN 46319  
(GRANTEE'S NAME and ADDRESS)

of the County of Lake, State of INDIANA

for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in the County of Lake, State of Indiana, to wit:

BUILDING 4, UNIT B - PART OF LOT 3 IN VENTURA ESTATES, 2<sup>ND</sup> ADDITION, AS RECORDED IN PLAT BOOK 71, PAGE 16 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART BEING DESCRIBED AS FOLLOWS:

1 JAN 28 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

010552

20-1  
8245  
DN

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: gm

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01 DEGREES 03' 34" WEST A DISTANCE OF 310.12 FEET; THENCE SOUTH 81 DEGREES 03' 34" WEST, 310.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 81 DEGREES 03' 34" WEST 37.54 FEET; THENCE NORTH 9 DEGREES 37' 16" WEST 135.07 FEET; THENCE NORTH 83 DEGREES 06' 29" EAST 37.58 FEET; THENCE SOUTH 9 DEGREES 37' 16" EAST 133.73 FEET TO THE POINT OF BEGINNING.

Commonly known as: 11321 Ventura Trail, St. John, IN 46373

Subject to: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) public roads and highways, if any.

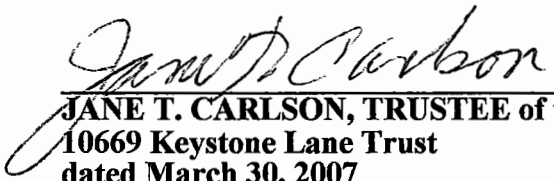
TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. Grantor hereby reserves unto herself a life estate in and to the profits, use and possession of the above described real estate for the rest of her lifetime.
2. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell, convey, lease, mortgage, purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in Trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises, (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
3. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he/she or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
4. The interest of each and every beneficiary under said Trust Agreement and hereunder, and all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

No title examination was conducted by the preparer of this Deed.  
There is no monetary consideration for this Deed.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this  
31st day of December, 2015.

  
\_\_\_\_\_  
JANE T. CARLSON, TRUSTEE of the  
10669 Keystone Lane Trust  
dated March 30, 2007

State of Indiana  
County of Lake

Before me, Marcia L. Clegg, a Notary Public in and for the County, in the State aforesaid, this 31st day of December, 2015 personally appeared:

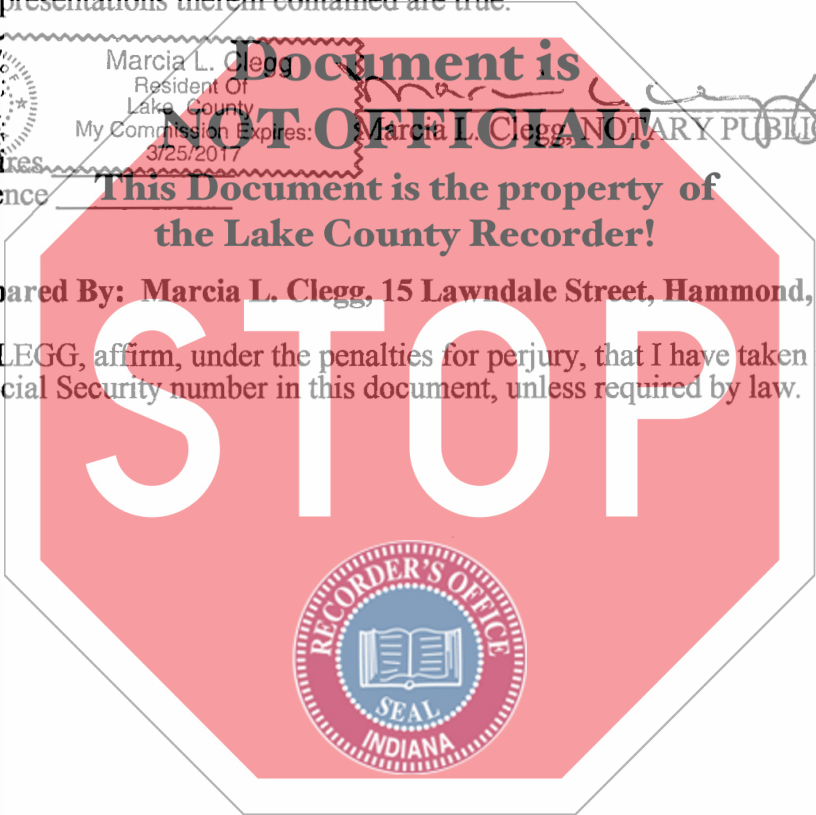
**JANE T. CARLSON, TRUSTEE  
of the 10669 Keystone Lane Trust dated March 30, 2007**

who acknowledged the execution of the foregoing Trustee's Deed and who, having been sworn, stated that any representations therein contained are true.



Marcia L. Clegg  
Resident Of  
Lake County  
My Commission Expires: 3/25/2017

Commission Expires \_\_\_\_\_  
County of Residence \_\_\_\_\_



**Instrument Prepared By: Marcia L. Clegg, 15 Lawndale Street, Hammond, Indiana 46324**

I, MARCIA L. CLEGG, 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.

**Mail To:** Marcia L. Clegg  
Clegg & Faulkner, P. C.  
15 Lawndale Street  
Hammond, IN 46324

