

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 037501

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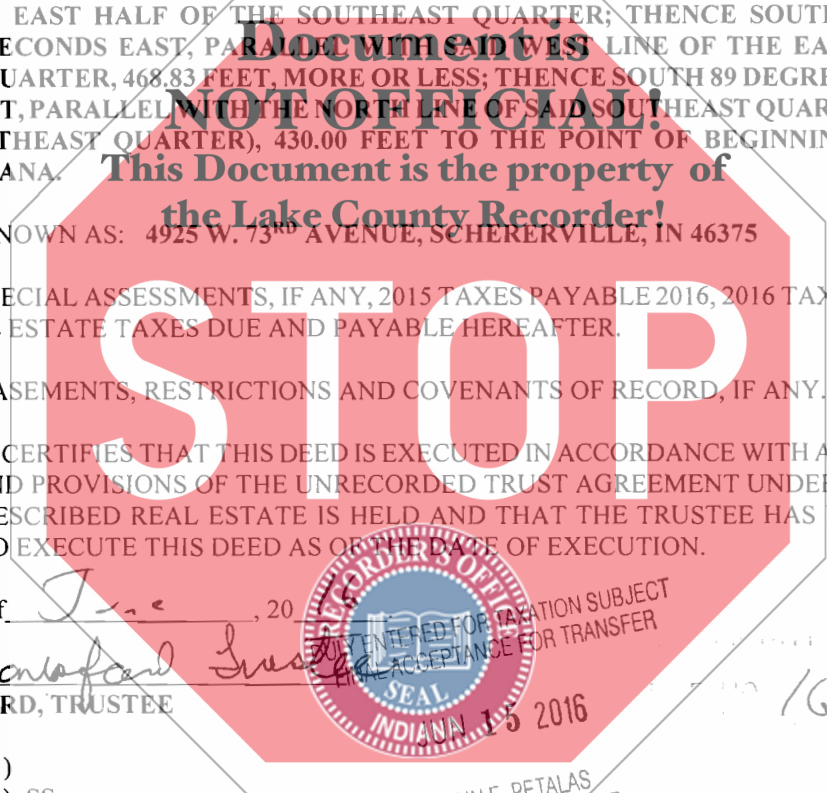
MICHAEL B. BROWN  
RECORDER

TRUSTEE'S DEED

TAX: I.D. NO. 45-11-13-426-001.000-036 :

THIS INDENTURE WITNESSETH, That CAROLYN S. LANKFORD, AS TRUSTEE, OR HER SUCCESSOR IN TRUST, UNDER THE REVOCABLE TRUST AGREEMENT OF CAROLYN S. LANKFORD, DATED 5/1/07, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to LUKE N. MINGUS AND STEPHANIE P. MINGUS, HUSBAND AND WIFE, (GRANTEES) of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND P.M., DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER AND 460.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 08 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER AND THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, 623.20 FEET, MORE OR LESS, TO THE CENTERLINE OF OLD LINCOLNWAY; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO A POINT LYING 430.00 FEET EAST OF THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 16 SECONDS EAST, PARALLEL WITH SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER, 468.83 FEET, MORE OR LESS; THENCE SOUTH 89 DEGREE 39 MINUTES 32 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER (SOUTH LINE OF SAID NORTHEAST QUARTER), 430.00 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.



COMMONLY KNOWN AS: 4925 W. 73<sup>RD</sup> AVENUE, SCHERERVILLE, IN 46375

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2015 TAXES PAYABLE 2016, 2016 TAXES PAYABLE 2017. AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED IS EXECUTED IN ACCORDANCE WITH AND PURSUANT TO, THE TERMS AND PROVISIONS OF THE UNRECORDED TRUST AGREEMENT UNDER WHICH TITLE TO THE ABOVE DESCRIBED REAL ESTATE IS HELD AND THAT THE TRUSTEE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS DEED AS OF THE DATE OF EXECUTION.

Dated this 10<sup>th</sup> day of June, 2016

Carolyn S. Lankford  
CAROLYN S. LANKFORD, TRUSTEE



STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 10<sup>th</sup> day of June, 2016, personally appeared: **CAROLYN S. LANKFORD, TRUSTEE**, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5-10-17  
Resident of Lake County

Signature [Signature]  
Printed Darleen S. Birchel, Notary Public

This instrument prepared by: MATTHEW W. DEULLEY, Attorney at Law, ID No. [blank]  
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.



RETURN DEED TO: **GRANTEE**  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 4925 W. 73<sup>RD</sup> AVENUE, SCHERERVILLE, IN 46375  
SEND TAX BILLS TO: **GRANTEE**

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.

[Signature]  
Signature of Preparer

Darleen S. Birchel  
Printed Name of Preparer

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office  
By: [Signature]

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CM  
GT