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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 010299

2017 FEB 16 PM 1:33

MICHAEL B. BROWN
RECORDER

TRUSTEE'S DEED

This Indenture Witnesseth that Sandra E. Capps, as sole Trustee or his successors in trust, under THE SANDRA E. CAPPS LIVING TRUST, dated May 6, 2000, as to an undivided 1/3 interest; Perrie G. Capps, as sole Trustee, or his successors in trust, under THE PERRIE G. CAPPS LIVING TRUST, Dated June 14, 2000, as to an undivided 1/3 interest; and Susan A. Capps, sole Trustee, or her successors in trust, under the SUSAN A. CAPPS LIVING TRUST, dated December 14, 2000, as to an undivided 1/3 interest, do hereby Convey and Warrant to: Richard G. DuBord and Debra L. DuBord, Trustees, under the Richard G. and Debra L. DuBord Revocable Living Trust dated January 27, 2015, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, a certain parcel of real estate in Lake County, Indiana, to-wit:

See attached legal description

Commonly known as: Part of 600 W. 153rd Avenue, Crown Point, IN 46307
Property No. 45-20-04-226-001.000-007

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This conveyance is subject to State, County and City taxes for 2016, payable in 2017, and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof, building and zoning ordinances now or hereafter in effect; easements, restriction of record and questions of survey. Grantors expressly limit said warranties only against the acts of the Grantors and all persons claiming by, through or under the Grantors.

This Deed is executed pursuant to, and in the exercise of the powers and authority granted to and vested in the Trustees by the terms of their Trust Agreements.

IN WITNESS WHEREOF Sandra E. Capps, as sole Trustee or his successors in trust, under THE SANDRA E. CAPPS LIVING TRUST, dated May 6, 2000, as to an undivided 1/3 interest, Perrie G. Capps, as sole Trustee, or his successors in trust, under THE PERRIE G. CAPPS LIVING TRUST, Dated June 14, 2000, as to an undivided 1/3 interest, and Susan A. Capps, sole Trustee, or her successors in trust, under the SUSAN A. CAPPS LIVING TRUST, dated December 14, 2000, as to an undivided 1/3 interest, have executed this Trustee's Deed this 8th day of February, 2017.

Sandra E. Capps, Trustee by A. Capps
Sandra E. Capps, sole Trustee under THE SANDRA E. CAPPS LIVING TRUST, dated May 6, 2000
By Susan A. Capps, by Delegation of Authority



Perrie G. Capps, Trustee by A. Capps
Perrie G. Capps, sole Trustee under THE PERRIE G. CAPPS LIVING TRUST, dated June 14, 2000
By Susan A. Capps, by Delegation of Authority

Susan A. Capps, Trustee
Susan A. Capps, sole Trustee under the SUSAN A. CAPPS LIVING TRUST, dated December 14, 2000

After recording please return to:
Lake Region Title Insurance Co.
130 N. Main St.
Crown Point, IN 46307

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FEB 16 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

011033 \$ 20

CK# 004001
Cx

\$ 2.00 CASH



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of February, 2017, personally appeared Susan A. Capps, Trustee of the foregoing Trust Agreement, 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: 09/17/24

Linda M. Andrews

Linda M. Andrews, Notary Public
Resident of Porter County,
State of Indiana

Document is NOT OFFICIAL!

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. This document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER ASSAITS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

Mail tax bills to: Richard and Debra DuBord, Trustees, 19131 Clay Street, Hebron, IN 46341

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STOP



Part of the Northeast Quarter of the Northeast Quarter of Section 4, Township 33 North, Range 8 West of the Second Principal Meridian, in Cedar Creek Township, Lake County, Indiana, being more particularly described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence North 00 degrees 40 minutes 23 seconds West, along the West line of the Southeast Quarter of the Northeast Quarter of said Section 4, a distance of 31.81 feet, to a MAG Nail with Sayers I.D. Tag on the centerline of 153rd Avenue; thence continuing North 00 degrees 40 minutes 23 second West, along the West line of the Southeast Quarter of the Northeast Quarter of said Section 4, a distance of 1280.90 feet to a 5/8s-inch iron bar with Sayers I.D. Cap, at the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 4, being the Point of Beginning. Thence continuing North 00 degrees 40 minutes 23 seconds West, along the West line of the Northeast Quarter of the Northeast Quarter of said Section 4, a distance of 30.40 feet to a 5/8s-inch iron bar with Sayers I.D. Cap; thence South 89 degrees 47 minutes 36 seconds East, parallel with the South line of the Northeast Quarter of the Northeast Quarter of said Section 4, a distance of 664.75 feet, to a 5/8s-inch iron bar with Sayers I.D. Cap; thence South 00 degrees 39 minutes 22 seconds East, along the extended West line of "Woodke Acres" as shown in Plat Book 86, page 16 in the Office of the Recorder, also being the extended East line of the West Half of the Southeast Quarter of the Northeast Quarter of said Section 4, a distance of 30.40 feet, to the Northeast corner of the West Half of the Southeast Quarter of the Northeast Quarter of said Section 4, also being the Northwest corner of said "Woodke Acres"; thence North 89 degrees 47 minutes 36 seconds West, along the North line of the Southeast Quarter of the Northeast Quarter of said Section 4, a distance of 664.74 feet to the Point of Beginning.

