

2017 011033
Deed In Trust

2017 FEB 22 AM 11:02
MICHAEL B. BROWN
RECORDER

This Indenture Witnesseth, That **Keith Roser and Jill Roser, husband and wife**, of Lake County, in the State of Indiana, **RELEASES AND QUITCLAIMS** to **Keith Roser and Jill Roser, trustees or their successors, as Trustee** under the provisions of a **Trust Agreement** dated the 20th day of **October, 2016**, known as **KEITH ROSER AND JILL ROSER REVOCABLE LIVING TRUST**, hereinafter referred to as "Trustee", of Lake County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and Other Good and Valuable Consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot 3, Rouhselang Estates, as Shown in Plat Book 30, Page 37, in the office of the recorder of Lake County, Indiana.

Common Address: 9400 County Line Road, Crown Point, IN 46307
Parcel ID No. 45-13-33-226-005.00-050

Mail tax statements to Grantee's Address: 9400 County Line Road, Crown Point, IN 46307

In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed be obliged to inquire into the necessity or expediency of any act of said Trustee or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, or other instrument executed by said Trustee in relation to said 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 this indenture and by said Trust Agreement was in full force and effect;
- b. that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder;
- c. that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- d. if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

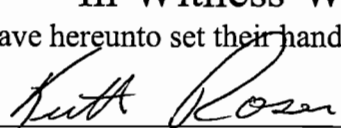
Approved Assessor's Office

NO SALES DISCLOSURE NEEDED

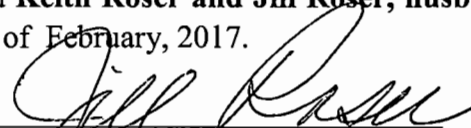
By: [Signature]

Neither said Trustee nor their successor in trust shall be personally liable upon any conveyance by either of them, either by deed or mortgage.

In Witness Whereof, the said **Keith Roser and Jill Roser, husband and wife** have hereunto set their hands this ____th day of February, 2017.



Keith Roser

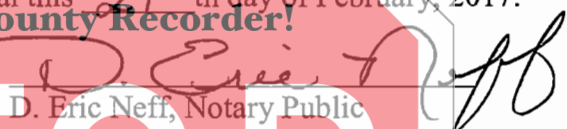


Jill Roser

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith Roser and Jill Roser**, who acknowledged the execution of the above and foregoing deed as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of February, 2017.



D. Eric Neff, Notary Public

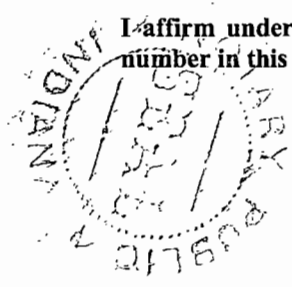
My Commission Expires: 8/7/2022
County of Residence of Notary Public: LAKE

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.





D. Eric Neff



This instrument prepared by D. Eric Neff, attorney at law, 1186 E. Summit St., Crown Point, Indiana, 46307