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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 011251

2017 FEB 23 AM 9:22

MICHAEL B. BROWN
RECORDER

New Parcel No. 45-11-29-326-007.000-035
Old Parcel No. 22-12-0113-0020

Mail Tax Bills To:
Charles and Debra Wagner
8936 Ditola Court
St. John, IN 46373

DEED IN TRUST

THIS INDENTURE WITNESSETH That **Charles L. Wagner and Debra L. Wagner, husband and wife**, of 8936 Ditola Court, St. John, Lake County, in the State of Indiana (*Grantor*), CONVEY AND WARRANT to **The Charles L. Wagner Trust**, under Trust Agreement dated the 15th day of February, 2017, hereinafter referred to as "said trust", of Lake County, in the State of Indiana (*Grantee*), for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged; ~~one half (1/2) of their interest in the following described real estate in Lake County, in the State of Indiana, to-wit:~~

Lot 20 in Louis Estates Subdivision, an Addition to St. John, as per plat thereof, recorded in Plat Book 65 page 16, in the Office of the Recorder of Lake County, Indiana.

Subject to all liens, taxes, easements, restrictions and covenants of record.
Commonly known as: 8936 Ditola Court, St. John, IN, 46373

This instrument is made for the sole purpose of funding the Grantor's Living Trust and is therefore exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.

The Grantors herein reserve unto themselves a life estate in the above described real estate.

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses and purposes herein and in said Trust set forth:

Full power and authority is hereby granted to the Trustee of said trust to lease, mortgage, sell and convey said real estate and also to encumber same with easements and/or restrictions.

In no case shall any party dealing with the Trustee of said trust in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of this trust have

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NO SALES DISCLOSURE NEEDED FEB 22 2017

Approved Assessor's Office

JOHN E. PETALAS
LAKE COUNTY AUDITOR

By: M-T

AMOUNT \$ 20100
CASH _____ CHARGE _____
CHECK# 553
OVERAGE _____
COPY _____
NON-CONF _____
DEPUTY JAS

000939

Deed in Trust Charles L. Wagner

been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee of said trust 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 the Trustee of said trust 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;

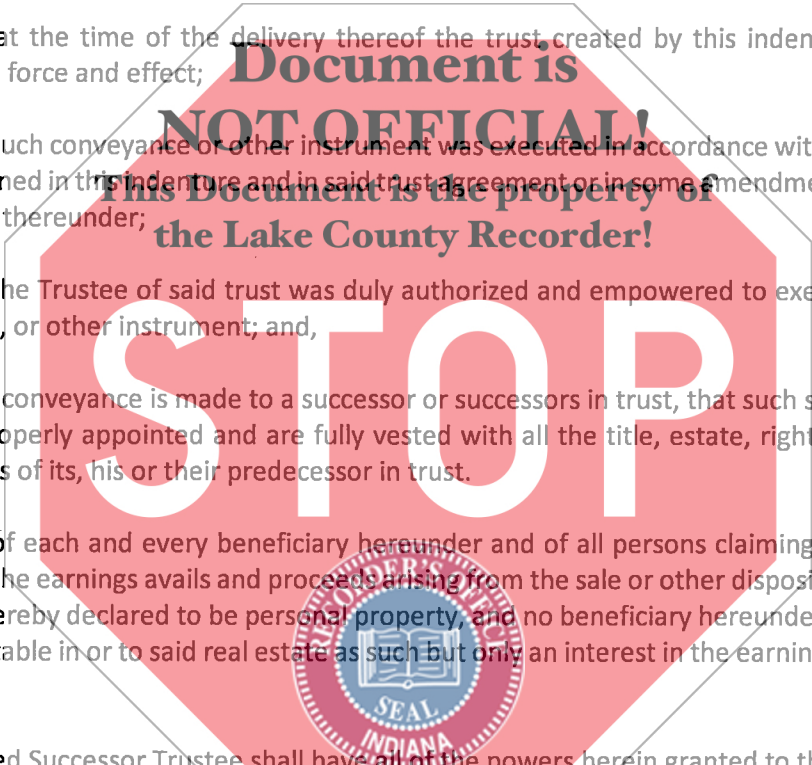
B. that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder;

C. that the Trustee of said trust 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.

My duly named Successor Trustee shall have all of the powers herein granted to the Trustee of said trust in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.



Deed in Trust Charles L. Wagner

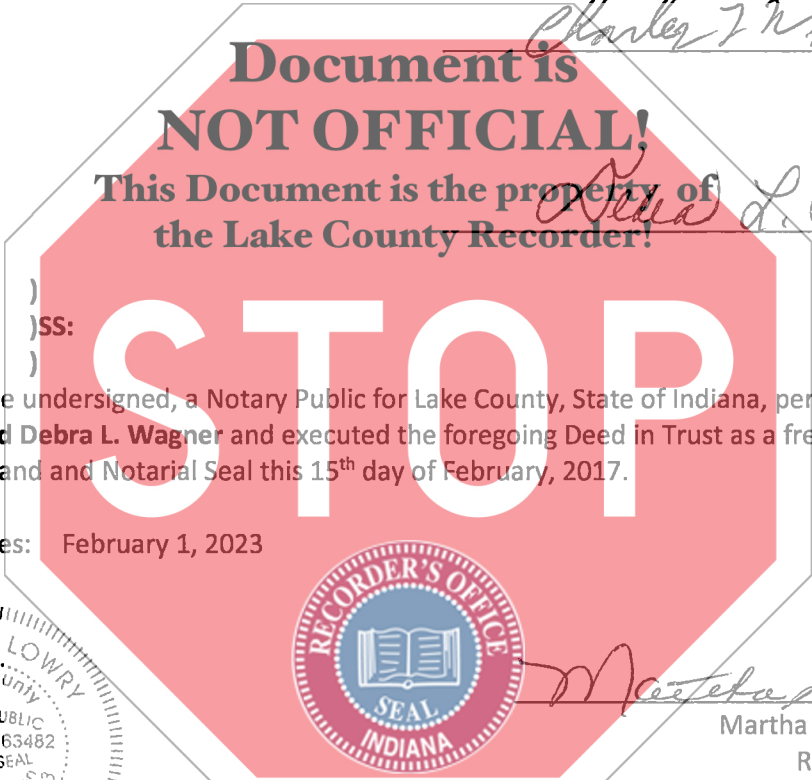
IN WITNESS WHEREOF, the said **Charles L. Wagner and Debra L. Wagner** have hereunto set their hands and seals to this Deed in Trust consisting of three (3) typewritten pages, on this 15th day of February, 2017.

Charles L. Wagner

Charles L. Wagner

Debra L. Wagner

Debra L. Wagner



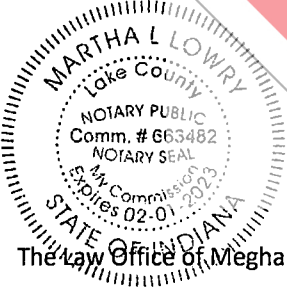
STATE OF INDIANA)

)SS:

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared **Charles L. Wagner and Debra L. Wagner** and executed the foregoing Deed in Trust as a free and voluntary act. Witness my hand and Notarial Seal this 15th day of February, 2017.

My Commission Expires: February 1, 2023



Martha L. Lowry

Martha L. Lowry/Notary Public
Resident of Lake County

This Instrument Prepared By:

Meghann E. LaBadie (Atty #26441-49)

The Law Office of Meghann LaBadie, LLC P.O. Box 1898, Highland, IN 46322, Phone: (219) 629-6765

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. /s/ Meghann E. LaBadie