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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 043169

2017 JUL 14 AM 8:50

MICHAEL B. BROWN  
RECORDER

### TRUSTEE'S DEED

**THIS INDENTURE WITNESSETH**, That **Scott E. Blue, Successor Trustee of the Russell E. Blue Revocable Living Trust dated January 14, 2000, restated January 12, 2013, as to an undivided 1/2 interest; Sharron D. Blue, Surviving Trustee of the Russell E. Blue Revocable Living Trust dated January 14, 2000, restated January 12, 2013, as to an undivided 1/2 interest; and Subject to the Life Estate interest of Sharron D. Blue, (Grantor) CONVEY(S) AND WARRANT(S) to IPA Holdings, LLC, (Grantee)** for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

THE SOUTH 1/2 OF LOT 17, ALL OF LOT 18, AND THE NORTH 1/2 OF LOT 19, BLOCK 12, FIRST SUBDIVISION TO EAST GARY AS SHOWN IN PLAT BOOK 7, PAGE 9, LAKE COUNTY, INDIANA.

Property Address: 2745 Fayette St, Lake Station, IN 46405

Tax ID: ~~45-09-18-378-018.000-021~~, ~~45-09-18-378-019.000-021~~ and 45-09-18-378-020.000-021

Subject to: Real Estate Taxes not delinquent and to any (and all) restrictions, exceptions, reservations, stipulations, conditions, rights of way and easements of record.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned and subject to all restrictions of record. The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

**IN WITNESS WHEREOF**, Grantor has executed this deed on the 14 day of June, 2017

Russell E. Blue Revocable Living Trust dated January 14, 2000, restated January 12, 2013

*[Signature]*  
\_\_\_\_\_  
Scott E. Blue, Successor Trustee

*[Signature]*  
\_\_\_\_\_  
Sharron D. Blue, Surviving Trustee

*[Signature]*  
SURVIVING TRUSTEE

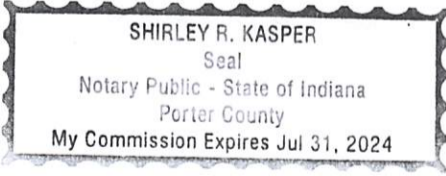
STATE OF INDIANA

COUNTY OF \_\_\_\_\_ )  
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Before me, a Notary Public in and for said County and State, personally appeared Scott E. Blue, Successor Trustee of the Russell E. Blue Revocable Living Trust dated January 14, 2000, restated January 12, 2013, as to an undivided 1/2 interest; Sharron D. Blue, Surviving Trustee of the Russell E. Blue Revocable Living Trust dated January 14, 2000, restated January 12, 2013, as to an undivided 1/2 interest; and Subject to the Life Estate interest of Sharron D. Blue, who acknowledged the execution of the foregoing Trustee Deed and who, having been duly sworn, stated that the representations herein contained are true.

Witness my hand and notarial seal on 14 day of June, 2017.



*[Signature]*  
\_\_\_\_\_  
Notary Public  
Resident of \_\_\_\_\_ County, \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

Prepared by: Phillip C. Norman, P.C., 2110 N. Calumet Avenue, Valparaiso, IN 46383 219-462-5104

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number on this document, unless required by law. Lisa Palmer

LIBERTY TITLE & ESCROW COMPANY

*[Handwritten]* T8V17003377

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 14 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

*[Handwritten]* 025535

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LT  
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Grantee's Address and Tax Billing Address: 5180 East 107<sup>th</sup> Place, Crown Point, IN 46307

File: T8V17003377

