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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 043209

2017 JUL 14 AM 9:43

MICHAEL B. BROWN
RECORDER

Property Number:
45-11-17-156-005.000-036

Tax Mailing Address:
1413 Lantz Lane
Scherverville, IN 46375

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that Julie G. Pfothenauer, as Surviving Trustee, under the provisions of that certain Trust Agreement dated the 15th day of April, 1998, and known as the George H. Pfothenauer and Julie G. Pfothenauer Living Trust Agreement dated April 15, 1998, Grantor, of Lake County, in the State of Indiana, do hereby grant, bargain, sell and convey to

Scott Jeffrey Preuss and Ann Marie Preuss, Husband and Wife,

Grantees, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Lot 48 in Lakeview Estates 2nd Addition Phase One to the Town of Scherverville, as per plat thereof, recorded in Plat Book 67, page 51, amended by Certificate of Correction recorded December 28, 1990 as Document No. 141068, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1413 Lantz Lane
Scherverville, IN 46375

This Trustee's Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in said Trustee by the terms of said trust, and **SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2016 payable in 2017 and thereafter.

IN WITNESS WHEREOF, Julie G. Pfothenauer, as Surviving Trustee, under the provisions of that certain Trust Agreement dated the 15th day of April, 1998, and known as the George H. Pfothenauer and Julie G. Pfothenauer Living Trust Agreement dated April 15, 1998, has executed

(Trustee's Deed -Page 1 of 2)

I0002132

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 13 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

031122

HOLD FOR GREATER INDIANA TITLE COMPANY

021408

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RM

this TRUSTEE'S DEED on this 7th day of July, 2017.

Julie G. Pfothenhauer

Julie G. Pfothenhauer, as Surviving Trustee, under the provisions of that certain Trust Agreement dated the 15th day of April, 1998, and known as the George H. Pfothenhauer and Julie G. Pfothenhauer Living Trust Agreement dated April 15, 1998

State of Indiana)

) SS:

County of Lake)

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me, the undersigned Notary Public in and for said County and State, personally appeared Julie G. Pfothenhauer, as Surviving Trustee, under the provisions of that certain Trust Agreement dated the 15th day of April, 1998, and known as the George H. Pfothenhauer and Julie G. Pfothenhauer Living Trust Agreement dated April 15, 1998, and acknowledged the execution of the foregoing Trustee's Deed, and who, having been duly sworn upon her oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 7th day of July, 2017.

BRENDA SOHOVICH
Notary Public - Seal
State of Indiana
Porter County
My Commission Expires Nov 5, 2022

Notary's Signature: *BS*

Notary's Printed Name: *Brenda SohoVich*

Notary's County of Residence: *Porter*

Notary's Commission Expires: *11-5-2022*



After recording return to and Mailing Address of Grantees:

Jeffrey Preuss and Ann Marie Preuss, Husband and Wife
1413 Lantz Lane
Scherverville, IN 46375

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64; Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366); referencing Greater Indiana Title Company Commitment No. IN002132.

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. Chris Fox