

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 050055

2017 AUG 10 AM 10:53

MICHAEL B. BROWN
RECORDER

Co-Trustees' Deed

This Indenture Witnesseth that GRANTORS, JAMES R. TOPORSKI, JR. and CASSANDRA S. TOPORSKI, Not Individually, but as Trustees under the provisions of that certain Trust Agreement dated February 3, 2016, and known as the TOPORSKI LIVING TRUST, do hereby grant, bargain and convey to GRANTEE, GFA Investments, LLC, an Indiana Limited Liability Company, for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, Indiana, and any Life Estate interest of GRANTORS thereto, to-wit:

The South 30 feet of Lot 4, Original Town (now City) of Hobart, as shown in Deed Record "D", page 423, in Lake County, Indiana.
Commonly known as: 128 Main Street, Hobart, IN 46342
Parcel No. 45-09-32-108-011.000-018



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 except and disavow 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 Co-Trustees by the terms of the Toporski Living Trust dated February 3, 2016.

In Witness Whereof, JAMES R. TOPORSKI, JR., and CASSANDRA S. TOPORSKI, Not Individually, but as Trustees under the provisions of that certain Trust Agreement dated February 3, 2016, and known as the Toporski Living Trust, have hereunto set their hands and seals this 31st day of July, 2017.

James R. Toporski, Jr.
JAMES R. TOPORSKI, JR., Trustee
Cassandra S. Toporski
CASSANDRA S. TOPORSKI Trustee

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

JOHN E. PETALAS
LAKE COUNTY AUDITOR
46340

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAMES R. TOPORSKI, JR. and CASSANDRA S. TOPORSKI, as Trustees, under the provisions of that certain Trust Agreement dated February 3, 2016, and known as the Toporski Living Trust, who acknowledged the execution of the foregoing instrument as their free and voluntary act.

Witness, my hand and Official Seal this 31st day of July, 2017.

My Commission Expires: 4-8-2025

[Signature]
Notary Public -



County of Residence of Notary Public: Marshall

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. David M. Austgen.
This document was prepared by Ryan A. Deutmeyer, AUSTGEN KUIPER JASAITIS P.C., 130 North Main Street, Crown Point, Indiana, 46307.
Mail Tax Bills to: GFA Investments, LLC, an Indiana Limited Liability Company, 128 Main Street, Hobart, IN 46342

\$25.00

✓ #48524