

2017 058258

2017 AUG 29 AM 8:47

MICHAEL B. BROWN  
RECORDER

TRUSTEE DEED

THIS INDENTURE WITNESSETH that DALE F. PALMER and PATRICIA K. PALMER, both as to their Life Estate and as Co-Trustees ("Grantors"), under the provisions of that certain TRUST AGREEMENT DATED JANUARY 3, 2007 and known as THE PALMER LIVING TRUST, of Lake County in the State of Indiana CONVEY to THOMAS R. MOORE and JENNIFER K. MOORE ("Grantees") of Lake County in the State of Indiana in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County in the State of Indiana, to-wit:

Commonly known as: 1380 Creekside Drive, Crown Point, IN 46307  
Parcel#: 45-16-04-208-004.000-042

LOT 4 IN BROOKSIDE PHASE NO. 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 79 PAGE 96, AND AMENDED BY CERTIFICATE OF CORRECTIVE AMENDMENT RECORDED JULY 19, 1996, AS DOCUMENT NO. 96048147, AND AMENDED BY CERTIFICATE OF CORRECTIVE AMENDMENT RECORDED JANUARY 28, 1997, AS DOCUMENT NO. 97005339, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

- Subject to: 1) Taxes, Easements, Covenants and restrictions of record;
- 2) All legal highways and rights-of-way;
- 3) Ditches and drains, and rights therein;
- 4) Zoning Ordinances.
- 5) Subject to building lines, easements, covenants and restrictions of record, if any;
- 6) Possible Municipal and/or Sewer Assessments levied by the City/Town of Crown Point;
- 7) Subject to the rights of way for drainage files, ditches, feeders, swails and laterals, if any.

The Grantors, as Trustee affirms that the Trustee has the continuing, unlimited and unrestricted power and authority in its discretion to sell and convey, as Trustee, the real estate herein conveyed and to thereby convey the fee simple title thereto, and with no lesser powers than if it were the beneficial and fee simple owner thereof, and any conveyances, and/or other contracts whatsoever affecting said real estate, executed by the said Trustee under this deed, as well as the terms and conditions of any such sales, conveyances, or other instruments are hereby authorized by the Trust and no purchasers, mortgagees or other persons dealing with the Trustee shall be required or obligated to look to the application of any purchase money or mortgage proceeds, or otherwise to the purposes of this Trust, and that the Trust has not been revoked and is still in full force and effect.

Dated this 22 day of MAY, 2017.

THE PALMER LIVING TRUST DATED JANUARY 3, 2007

By: [Signature]  
DALE F. PALMER as Co-Trustee and in individual capacity (Life Estate)

By: [Signature]  
PATRICIA K. PALMER as Co-Trustee and in individual capacity (Life Estate)

STATE OF IL )  
COUNTY OF Will ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of MAY, 2017, personally appeared DALE F. PALMER and PATRICIA K. PALMER, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

DULY ENTERED FOR RECORD SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

[Signature]

My Commission Expires: 7-19-19, Notary Public  
County of Residence: Will

This Instrument Prepared By:  
Nathan D. Vis, Attorney  
Blachly Tabor Bozik & Hartman  
56 S. Washington Street, Suite 401  
Valparaiso, IN 46383  
PH: 219/464-1041

AUG 24 2017  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR  
004715



MAIL TO: 1380 CREEKSIDE DRIVE, CROWN POINT, IN 46307  
Grantee's Mailing Address to which the tax statement should be mailed under I.C. 6-1.1-22-8.1

Grantee's Street Address or Rural Route Address if different than Mailing Address

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. No legal opinion has been rendered during the preparation of this Deed. Judy Kaczmarek

NO SALES DISCLOSURE NEEDED

Approved Assessor: [Signature]

By: [Signature]

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etc. 100159  
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