

2017 058418

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TRUSTEE'S DEED

MICHAEL B. BROWL
RECORDER

THIS INDENTURE WITNESSETH, That **7131 Birch Avenue Land Trust** by virtue of and pursuant to the authority vested in said Trustee in and by said agreement, does hereby Convey and Warrant unto **Bruce N Jane, LLC of Boulder County, Colorado**, for and in consideration of ten and no/100 dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, the following described real estate situate in **Lake County, Indiana**, to-wit:

All that part of Lots 31 and 32 lying East of a line drawn from a point 18 feet West of the Northeast corner of said Lot 32, measured along the Northerly line thereof, and running Southerly in a direct line to a point 18 feet East of the Southwest corner of said Lot 32, measured along the Southerly line thereof and lying West of a line drawn from a point 38 feet East of the Northwest corner of said Lot 31, measured along the Northerly line thereof, and running Southerly in a direct line to a point 21 feet East of the Southwest corner of said Lot 31, measured along the Southerly line thereof, in Block H, Gary Beach 2nd Subdivision in the City of Gary, as per plat thereof, recorded in Plat book 21 page 58, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 7131 Birch Avenue, Gary, IN 46403

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities. Subject to all taxes, zoning requirements, easements and restrictions of record.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 25 of August, 2017.
(Seal)



7131 Birch Avenue Land Trust
Belk Capital Group, LLC as Trustee

BY: [Signature]
Jeff Hefler
Printed Name of Authorized Representative

STATE OF In
COUNTY OF Lake

I, Jolene Kratochvil a Notary Public for the County of Lake and State of In, do hereby certify that Jeff Hefler, Authorized Representative of **Belk Capital Group, LLC, as Trustee of 7131 Birch Avenue Land Trust**, signing above as Trustee under the Trust Agreement, and as such Trustee acknowledged the execution of the foregoing Trustee's Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this the 25 of August, 2017.

Jolene Kratochvil
Notary Public:

041539

My Commission Expires: 11-13-21
(SEAL)



MAIL TAX BILLS TO: Bruce N Jane, LLC
15605 N. 95th Street, Longmont, Co 80504

TAX KEY NO(S): 45-05-32-332-009.000-004
GRANTEE(S) ADDRESS: 15605 N. 95th Street, Longmont, CO 80504
THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-17-59548-02

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: Jolene Kratochvil

Return To:
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

\$25.00

AUG 29 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

ITN CK# 25794
[Signature]