

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 068162

2017 OCT -6 AM 10:18

MICHAEL B. BROWN  
RECORDER

② TRUSTEE'S DEED

3

File No.: FNW1701433-LMM

**THIS INDENTURE WITNESSETH**, That The Sandman Family Family Trust (Grantor) **CONVEY(S)** to Samantha Garcia (Grantee) for the sum of One And No/100 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 1747 Autumn Ct., Dyer, IN 46311

**Tax ID No.:** 45-11-07-327-011.000-034

**Subject to** Real Estate taxes not delinquent and to any and all easements, agreements and restrictions 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its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.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 this 26<sup>th</sup> day of September, 2017.

The Sandman Family Family Trust

BY: James P. Sandman  
James P. Sandman  
Co-Trustee

BY: Elizabeth D. Sandman  
Elizabeth D. Sandman  
Co-Trustee

**FIDELITY NATIONAL  
TITLE COMPANY**

FNW1701433 ②

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 05 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

027681

25  
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STATE OF FLORIDA

COUNTY OF

Citrus

Before me, a Notary Public in and for said County and State, personally appeared James P. Sandman and Elizabeth D. Sandman, Co-Trustees, under the The Sandman Family Family Trust, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 26<sup>th</sup> day of September, 2017.

Signature: Karen Counts  
Printed: Karen Counts  
Resident of: Citrus County  
State of: FL  
My Commission expires: 4-25-2020

**Prepared By:** Timothy R. Kuiper  
Austgen Kuiper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

**Grantee's Address and Tax Billing Address:** Samantha Garcia  
1747 Autumn Ct.  
Dyer, IN 46311

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:

Lisa M. Matson.

**Return To:** Samantha Garcia  
1747 Autumn Ct.  
Dyer, IN 46311

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 45-11-07-327-011.000-034**

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LOT 158 (EXCEPT THE NORTHWESTERLY 85.50 FEET THEREOF AS MEASURED AT 90 DEGREES AND PARALLEL TO THE NORTHWESTERLY LINE OF SAID LOT 158) IN ROCKWELL SUBDIVISION - PHASE 2, AN ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 97 PAGE 11, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.