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2017 071018

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 OCT 20 AM 10:24

MICHAEL B. BROWN
RECORDER

TRUSTEE'S DEED

File No.: FNW1701033J.

THIS INDENTURE WITNESSETH, That Deborah D. Serratto and Kimberly K. Shepherd, as Successor Trustees u/a dated 2/3/94 and known as the Hazel E. Thomas Revocable Living Trust (Grantor) **CONVEY(S)** to Richard W. Fannin and Karen J. Fannin, husband and wife (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: 356 Azalea Drive, Hobart, IN 46342

Tax ID No.: 45-13-05-353-025.000-018

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its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.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 12th day of October, 2017.

Deborah D. Serratto and Kimberly K. Shepherd, as Successor Trustees u/a dated 2/3/94 and known as the Hazel E. Thomas Revocable Living Trust

BY: Deborah D. Serratto
Deborah D. Serratto, Successor Trustee

BY: Kimberly K. Shepherd
Kimberly K. Shepherd, Successor Trustee



**FIDELITY NATIONAL
TITLE COMPANY**

FNW1701033

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 18 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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State of Indiana

County of Lake

Before me, a Notary Public in and for said County and State, personally appeared Deborah D. Serratto and Kimberly K. Shepherd, as Successor Trustees, u/a dated 2/3/94 and known as the Hazel E. Thomas Revocable Living 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 12th day of October, 2017

Signature:

Printed: Renee Wells

Resident of: Lake County

State of: INDIANA

My Commission expires: July 8, 2025

Timothy R. Kuiper

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

Grantee's Address and Tax Billing Address: Richard W. Fannin and Karen J. Fannin
356 Azalea Drive
Hobart, IN 46342

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:

Timothy R. Kuiper.

Return To: Richard W. Fannin and Karen J. Fannin
356 Azalea Drive
Hobart, IN 46342



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-13-05-353-025.000-018

LOT 97 IN UNIT 2 OF BARRINGTON RIDGE, A PLANNED UNIT DEVELOPMENT IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 75 PAGE 62, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

