

2017 087404

2017 DEC 27 AM 9:39

MICHAEL B. BROWN
RECORDER

MAIL TAX BILLS TO:
8330 W. 127th Ave. - Unit A
Cedar Lake, IN 46303

TRUSTEE DEED

THIS INDENTURE WITNESSETH that TIN LIZZIE, INC., as Trustee of the 8330 W. 127th Ave. Trust ("Grantor"), of Lake County in the State of Indiana CONVEYS to DARRIN R. BOWMAN ("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: 8330 W. 127th Ave., Cedar Lake, IN 46303
Parcel#: 45-15-22-232-012.000-014

Lot "D", Judy Proud Subdivision to the Town of Cedar Lake, as shown in Plat Book 45, Page 11, in 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 Cedar Lake;
- 7) Subject to the rights of way for drainage titles, ditches, feeders, swails and laterals, if any.

The Grantor, 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of any purchase money or mortgage proceeds, or otherwise to the purposes of this Trust, and that the Trust has not been revoked and is still in full force and effect.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 Dec 2017

TIN LIZZIE, INC., Trustee of the 8330 W. 127th Ave. Trust

By: Neil Wingate President by Deana Sutton
NEIL WINGATE, President, of Tin Lizzie, Inc.

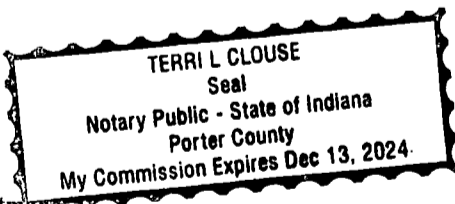


By: Susan Wingate Secretary by Deana Sutton
SUSAN WINGATE, Secretary of Tin Lizzie, Inc.

STATE OF IN)
COUNTY OF Porter) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of Dec, 2017, personally appeared NEIL WINGATE and SUSAN WINGATE, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal



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

Terri L. Clouse
Terri L. Clouse, Notary Public
My Commission Expires: 12-13-24
County of Residence: Porter

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.

APF 1708338 IN

Carol Doyle
Carol Doyle

OK 5591

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 27 2017

43813

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25-
RT