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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 088011

2017 DEC 27 PM 3:24

MICHAEL B. BROWN  
PARCEL NUMBER 253-001.000-034

Mail Tax Bills To:

(Grantee)  
MR. & MRS. THOMAS W. NEWCOMB, JR.  
821 Tyler Avenue  
Dyer, Indiana 46311



THIS INDENTURE WITNESSETH that THOMAS WILSON NEWCOMB, JR. a/k/a THOMAS W. NEWCOMB, JR. and SUN CHA NEWCOMB, husband and wife, of 821 Tyler Avenue, Dyer, Lake County, in the State of Indiana 46311 (Grantor), CONVEY AND WARRANT to THOMAS W. NEWCOMB, JR. and SUN CHA NEWCOMB, as Co-Trustees, under the provisions of a trust agreement dated the 13th day of December, 2017, and known as the NEWCOMB FAMILY TRUST, hereinafter referred to as "said Trustee", of 821 Tyler Avenue, Dyer, Lake County, in the State of Indiana 46311 (Grantee), for and in consideration of Ten (\$10.00) Dollars, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

Lot 366, Northgate 6<sup>th</sup> Addition to the Town of Dyer, as shown in Plat Book 42, page 100, Lake County, Indiana.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Commonly known as: (Grantee's Address)  
821 Tyler Avenue  
Dyer, Indiana 46311

DEC 27 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

*This instrument is made for the sole purpose of funding the Grantors' Living Trust and is therefore exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.*

The Grantors herein reserve unto themselves a life estate in the above described real estate. **43819**

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts, and for the uses and purposes herein and in said Trust set forth:

Full power and authority is hereby granted to said Trustee to lease, mortgage, sell and convey said real estate and also to encumber same with easements and/or restrictions.

NO SALES DISCLOSURE

Approved Assessor's Office

By: [Signature]

AMOUNT \$ 25.00  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK# 50030  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-CONF \_\_\_\_\_  
DEPUTY [Signature]

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In no case shall any party dealing with said Trustee in relation to said premises or to whom said real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

- A. That at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect;
- B. That such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder;
- C. That said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, or other instrument; and,
- D. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Our duly named Successor Trustee shall have all of the powers herein granted to said Trustee in the absence, death or inability to act on the part of said Trustee and any lease, conveyance or mortgage by such Successor Trustee shall be conclusive evidence of his authority to execute the same.

IN WITNESS WHEREOF, the said THOMAS WILSON NEWCOMB, JR. a/k/a THOMAS W. NEWCOMB, JR. and SUN CHA NEWCOMB, husband and wife, have hereunto set their hands and seals to

this Deed in Trust consisting of three (3) typewritten pages, this page included, on this 13th day of December, 2017.

*Thomas Wilson Newcomb*

THOMAS WILSON NEWCOMB, JR. a/k/a THOMAS W. NEWCOMB, JR.

*Sun Cha Newcomb*  
SUN CHA NEWCOMB

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STATE OF INDIANA )  
COUNTY OF LAKE )

SS:

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared THOMAS WILSON NEWCOMB, JR. a/k/a THOMAS W. NEWCOMB, JR. and SUN CHA NEWCOMB, husband and wife, and acknowledged the execution of the foregoing Deed in Trust for the uses and purposes herein set forth.

Witness my hand and Notarial Seal this 13th day of December, 2017.

My Commission Expires:  
09/13/2025

*Jessica A. Pavlakis*  
Jessica A. Pavlakis - Notary Public  
Resident of Lake County



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.  
*Cori A. Mathis, Attorney at Law*

THIS INSTRUMENT PREPARED BY:  
Cori A. Mathis, Esq. (#31617-45)  
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