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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 029858

2019 MAY 20 PM 1:39

MICHAEL B. BROWN  
RECORDER

DEED IN TRUST

Document is

**NOT OFFICIAL!**

**THE GRANTOR(S): Anne B. Ivan, a widower, of 10354 Prairie Avenue, Highland, IN 46322, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, hereby conveys and conveys all CLAIMS unto Nancy M. Hauser, as Trustee, under the provisions of the ANNE B. IVAN TRUST AGREEMENT DATED APRIL 8, 2014, of 10354 Prairie Avenue, Highland, IN 46322 of (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of LAKE, State of INDIANA, to wit:**

**That part of Lot 37 in Whispering Oaks Addition, to the Town of Highland, Lake County, Indiana, described as follows: Commencing at the Northwest corner of said Lot 37, thence South 00 degrees 45 minutes 32 seconds West on the West line of said Lot 37 a distance of 46.01 feet to the point of beginning; thence South 89 degrees 59 minutes 32 seconds East a distance of 118.48 feet to a point on the East line of Lot 37; thence Southerly on the Easterly line of said Lot 37, said line being on the arc of a circle convex to the Southeast having a radius of 220.00 feet and an arc distance of 9.66 feet to a point; thence South 14 degrees 34 minutes 33 seconds West on the East line of said Lot 37 a distance of 29.53 feet to a point; thence North 89 degrees 59 minutes 32 seconds West a distance of 109.13 feet to a point on the West line of said Lot 37; thence North 00 degrees 48 minutes 52 seconds East on the West line of said Lot 37 a distance of 37.82 feet to the point of beginning.**

**SUBJECT TO THE REAL ESTATE TAXES FOR 2018 PAYABLE IN 2019 TOGETHER WITH DELINQUENCY AND PENALTY, IF ANY, AND ALL REAL ESTATE TAXES DUE AND PAYABLE THERAFTER.**

**SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD.**

Address of Property: **10354 Prairie Avenue, Highland, IN 46322**

Property Index Number: **16-27-602-78**

**FILED** 041413

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CC

NO SALES DISCLOSURE NEEDED

MAY 21 2019

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RM

Approved Assessor's Office

**JOHN E. PETALAS  
LAKE COUNTY AUDITOR**

By: 

**TO HAVE AND TO HOLD** the said real estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said real estate or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereto; to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and rentals; to partition or to exchange said real estate, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money rent or money borrowed or advanced on said real estate, or 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, mortgage, lease 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, lease 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, lease, mortgage 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.

And the said grantor(s) hereby expressly waives and releases any and all right or benefit under by virtue of any and all statutes of the State of Indiana, providing for the exemption of homesteads from sale on execution or otherwise.



