

2019 035304

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 JUN 12 AM 10:22

MICHAEL B. BROWN
RECORDER

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that Joan M. Wolak, Trustee, under the terms and provisions of a certain Trust Agreement known as the *Joan M. Wolak Revocable Trust dated October 8, 1999*, as amended, of Lake County, and in exercising the powers pursuant to said agreement, hereby conveys and warrants to *Mark R. Derks and Stephanie N. Derks*, husband and wife, of Lake County, State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to wit:

PARCEL 1: The South 43.0 feet of Lot 470 and the North 43.0 feet of Lot 469 in Lakeside 15th Addition to the Town of Highland, as per plat thereof, recorded in Plat book 48, page 50, in the Office of the Recorder of Lake County, Indiana.

PARCEL 2: That part of the Southeast Quarter of Section 33, Township 36 North, Range 9 West of the Second Principal Meridian, described as beginning at the Northwest corner of the South 43.0 feet of Lot 470 in Lakeside 15th Addition to the Town of Highland, as shown in Plat Book 48, page 50, in Lake County, Indiana; thence Southwesterly a distance of 89.51 feet as measured along the arc of a curve concave to the Southeast and having a radius of 475.54 feet to the Southwest corner of the North 43.0 feet of Lot 469 in said Lakeside 15th Addition; thence North 89 degrees 50 minutes 05 seconds West along the South line of said 43.0 feet of Lot 469 extended West a distance of 40.0 feet; thence North 30 degrees 00 minutes 30 seconds West a distance of 49.74 feet; thence North 19 degrees 49 minutes 45.3 seconds West a distance of 45.76 feet; thence South 89 degrees 50 minutes 05 seconds East a distance of 105.0 feet to the point of beginning, all in the Town of Highland, Lake County, Indiana.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 12 2019 Page 1 of 3

COMMUNITY TITLE COMPANY
FILE NO. 1916095

002134

JOHN E. PETALAS
LAKE COUNTY AUDITOR

CK10911
25
AM

Parcel No.: 45-07-33-426-026.000-026

Commonly known as: 3130 Lakeside Dr., Highland, Indiana 46322

The Trustee does state, affirm and warrant that it has the power to sell and convey real estate under the terms and provisions of that certain Trust Agreement known as the *Joan M. Wolak Revocable Trust dated October 8, 1999, as amended*. The Trustee warrants as to its own acts only and makes this conveyance in its fiduciary capacity as Trustee.

IN WITNESS WHEREOF, Joan M. Wolak, as Trustee under the terms and provisions of that certain Trust Agreement dated the 8th day of October, 1999, and known as the *Joan M. Wolak Revocable Trust*, has executed this deed this 4 day of June, 2019.

JOAN M. WOLAK REVOCABLE TRUST
u/t/d October 8, 1999

By: Joan M. Wolak Trustee
Joan M. Wolak, Trustee

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, this 4 day of June, 2019, appeared Joan M. Wolak, as Trustee of the Joan M. Wolak Revocable Trust, who acknowledged the execution of the above and foregoing deed to be the free and authorized act of said Successor Trustee.

My Commission Expires:

9/10/2021

Caitlyn Anne Kotul
Notary Public

Printed: Caitlyn Anne Kotul
County of Residence: Lake



(SEAL)

CAITLYN ANNE KOTUL, Notary Public
Lake County, State of Indiana
My Commission Expires September 10, 2021

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. Keith Wolak

This instrument was prepared by Keith Wolak, Hoepfner Wagner & Evans LLP, 103 E. Lincolnway, Valparaiso, Indiana 46383 at the specific request of a party or its agent(s) to the conveyance, based solely upon information supplied by such parties, and without examination of title or abstract or any consideration for any ramification in regard to any probate, estate, trust or tax issue, or otherwise. The drafter hereof makes no warranties and assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided by said parties, all the parties hereto signifying their assent to this disclaimer by their execution and/or acceptance of the instrument.

Send Tax Statements To:
Mark R. and Stephanie N. Derks
3130 Lakeside Dr.
Highland, Indiana 46322