2019-075038

2019 Oct 31

9:16 AM

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD MICHAEL B BROWN RECORDER

MAIL TAX BILLS TO:

Martin J. Hoffman 4024 E. 181st Avenue Hebron, IN 46341 **RETURN TO:**

Martin J. Hoffman 4024 E. 181st Avenue Hebron, IN 46341

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that the Grantor, Martin J. Hoffman, as Trustee, under the provisions of a Trust Agreement dated the 19th day of December, 1977 and known as Hoffman Joint Land Trust, of Lake County, Indiana, by virtue of the power and authority vested in him by said trust agreement, as a gift and for no consideration, the receipt of which is hereby acknowledged, conveys to Martin J. Hoffman, Trustee of the Martin J. Hoffman Trust Agreement dated December 19, 1985, 4024 E. 181st Avenue, Hebron, IN 46341, of Lake County, Indiana, the following described real estate in Lake County, Indiana, to-wit:

The West Half of the West Half of the Southeast Quarter in Section 24, Township 33 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana.

EXCEPT Part of the South 1/2 of Section 24, Township 33 North, Range 8 West of the Second Principal Meridian, situate in Lake County, State of Indiana, and being more particularly described as follows: Beginning at the Southeast corner of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24; thence North 0°22'56" West along the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24, a distance of 1429.15 feet to the TRUE POINT OF BEGINNING of this description; thence North 49°30'04" West, a distance of 1853.64 feet to a point on the North line of the South 1/2 of said Section 24, said point being South 89°59'02" East, a distance of 1771.64 feet from the Northeast corner of the North 120 feet of the West 175 feet of the North line of the Southwest Quarter of said Section 24; thence South 89°59'02" East along the North line of the Southwest Quarter of a point on the East line of the West 1/2 of the West 1/2 of the Southeast Quarter of said Section 24; thence South 0°22'56" East along the East line of the West 1/2 of the Southeast Quarter of said Section 24, a distance of 198.40 feet to the true point of beginning of this description.

ALSO EXCEPT: All that part deeded to the State of Indiana in Instrument No. 2004 108839.

Parcel Number: 45-20-24-400-001.000-012 Common Address: 181st Avenue, Hebron, IN 46341

004233 DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

NO SALES D'OCLOSURE NEEDED

OCT 3 0 2019

Approved Assessor's Office

Page 1 of 2 JOHN E. PÉTALÁS LAKÉ COUNTY AUDITOR 25 6239

NA

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Subject to:

- 1. All unpaid taxes and assessments
- 2. All covenants, easements and restrictions of record
- 3. All legal highways of record

Martin J. Hoffman certifies that this Deed is executed in accordance with and pursuant to the terms and provisions of the unrecorded Trust Agreement under which title to the above-described real estate is held and that the Trustee has full power and authority to execute this Deed.

In Witness Whereof, I have signed this Trustee's Deed this /6 day of October, 2019.

This Document is the property of the Lake County Recorder 1. Hoffman, as Trustee, under the Lake County Recorder 1977 and known as Hoffman Joint Land Trust

STATE OF INDIANA) COUNTY OF LAKE)

The undersigned, a Notary Public in and for said County and State, does hereby certify that Martin J. Hoffman, as Trustee, under the provisions of a Trust Agreement dated the 19th day of December, 1977 and known as Hoffman Joint Land Trust, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before the this Local day of October, 2019, and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act.

Notarial Seal:

BARBARA L JANKE
Notary Public, State of Indiana
Lake County
Commission Number 663520
My Commission Expires

EAL Barbara L. Janke

Notary Public

NANA Resident of Lake County, Indiana

I affirm, under the state of the sound of of th

Security number in this document, unless required by law

This Instrument Prepared By: James W. Martin, Attorney at Law, 8585 Broadway, Suite 660, Merrillville, Indiana 46410, (219) 769-3760, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.