

2019-082021

2019 Nov 27

10:23 AM

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

TRUSTEE'S DEED

TAX: I.D. NO. 45-11-29-229-010.000-035

THIS INDENTURE WITNESSETH, That TRACIE L. DEMACK, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED MARCH 12, 2004, KNOWN AS THE CAROLE A. DEMACK LIVING TRUST AGREEMENT, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to MICHAEL P. PONCIN AND SARAH C. PONCIN, HUSBAND AND WIFE, (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:

SEE LEGAL DESCRIPTION ON EXHIBIT 'A' ATTACHED HERETO

COMMONLY KNOWN AS: 11355 VENTURA DRIVE, SAINT JOHN, INDIANA 46373

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2018 TAXES PAYABLE 2019, 2019 TAXES PAYABLE 2020 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR 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 AS OF THE DATE OF EXECUTION.

Dated this 25 day of November, 2019.

Tracie L. Demack, as Successor Trustee
TRACIE L. DEMACK, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED MARCH 12, 2004, KNOWN AS THE CAROLE A. DEMACK LIVING TRUST AGREEMENT

STATE OF INDIANA, COUNTY OF Lake) SS:

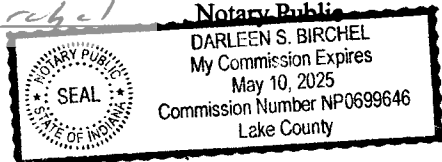
Before me, the undersigned, a Notary Public in and for said County and State, this 25 day of November, 2019, personally appeared: TRACIE L. DEMACK, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED MARCH 12, 2004, KNOWN AS THE CAROLE A. DEMACK LIVING TRUST AGREEMENT and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 0699646

My commission expires: 5-10-25

Resident of Lake County

Signature: *Darleen S. Birchel*
Printed: Darleen Birchel



This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company

RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 11355 VENTURA DRIVE, SAINT JOHN, INDIANA 46373
SEND TAX BILLS TO: GRANTEE

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.

[Signature]
Signature

Darleen Birchel
Printed Name

DULY ENTERED FOR TRANSFER SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 27 2019

044208

JOHN E. PETALAS
LAKE COUNTY AUDITOR

COMMUNITY TITLE COMPANY
FILE NO. 1917369 25

CK 12025

D

EXHIBIT 'A'

TAX: I.D. NO. 45-11-29-229-010.000-035
DEMACK/PONCIN

BUILDING 2, UNIT B, TOGETHER WITH THE APPURTENANT REAL ESTATE DESCRIBED AS; PART OF LOT 3 IN VENTURA ESTATES 2ND ADDITION TO THE TOWN OF ST. JOHN, A PLAT OF CORRECTION OF PARTS OF VENTURA ESTATES, UNIT NO. 2, VENTURA ESTATES UNIT NO. 3 AND VENTURA ESTATES UNIT NO. 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 71 PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, SAID PART BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 88 DEGREES 56 MINUTES 26.5 SECONDS WEST A DISTANCE OF 133.19 FEET ALONG THE SOUTH RIGHT-OF-WAY OF VENTURA DRIVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE WHICH IS CONCAVE TO THE SOUTHEAST AND WHOSE RADIUS IS 100.00 FEET AND CENTRAL ANGLE EQUALS 72 DEGREES 09 MINUTES 7.5 SECONDS A DISTANCE OF 125.93 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE WHICH IS CONCAVE TO THE NORTHWEST AND WHOSE RADIUS IS 174.05 FEET AND CENTRAL ANGLE EQUALS 5 DEGREES 19 MINUTES 48 SECONDS A DISTANCE OF 16.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE WHICH IS CONCAVE TO THE NORTHWEST AND WHOSE RADIUS IS 174.05 FEET AND CENTRAL ANGLE EQUALS 10 DEGREES 49 MINUTES 37 SECONDS A DISTANCE OF 32.89 FEET, THENCE SOUTH 23 DEGREES 10 MINUTES 56 SECONDS EAST 140.14 FEET; THENCE NORTH 49 DEGREES 16 MINUTES 36 SECONDS EAST 27.45 FEET; THENCE NORTH 23 DEGREES 10 MINUTES 56 SECONDS WEST 151.7 FEET TO THE POINT OF BEGINNING.

