

2019-082025

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

2019 Nov 27 10:23 AM

TRUSTEE'S DEED

TAX: I.D. NO. 45-19-17-100-008.000-037 (PARCE I)
45-19-17-100-012.000-037 (PARCEL II)

THIS INDENTURE WITNESSETH, That DAVID A. VRBANICH, AS SUCCESSOR TRUSTEE OF THE SLIKAS FAMILY REVOCABLE TRUST DATED AUGUST 2, 2013, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to JUAN NIEVES AND CANDICE NIEVES, 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:

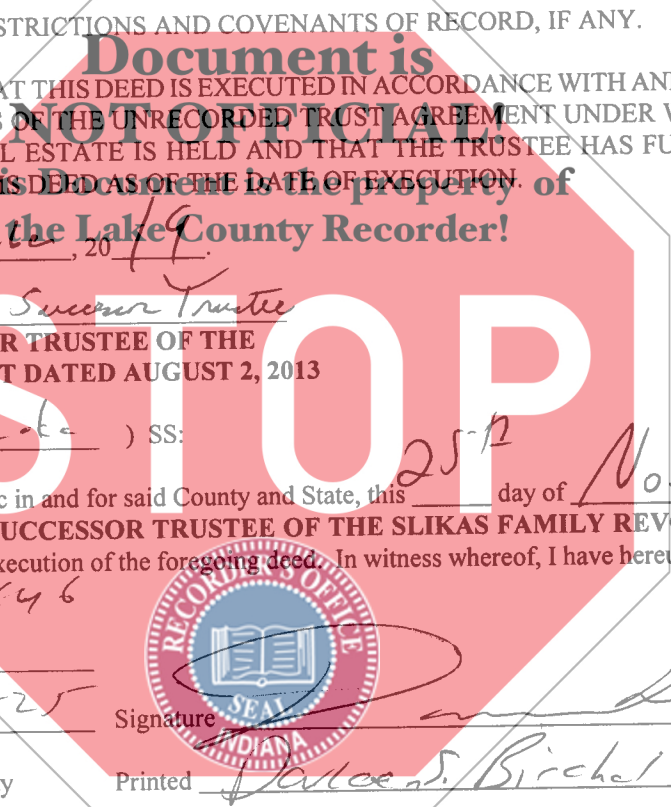
SEE ATTACHED EXHIBIT A

COMMONLY KNOWN AS: 16731 WHITE OAK AVE., LOWELL, IN 46356

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 25th day of November, 2019.

David A. Vrbnich, Successor Trustee
DAVID A. VRBANICH, AS SUCCESSOR TRUSTEE OF THE
SLIKAS FAMILY REVOCABLE TRUST DATED AUGUST 2, 2013

STATE OF INDIANA, COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of November, 2019, personally appeared: DAVID A. VRBANICH, AS SUCCESSOR TRUSTEE OF THE SLIKAS FAMILY REVOCABLE TRUST DATED AUGUST 2, 2013 and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. 0699646

Commission Number: _____

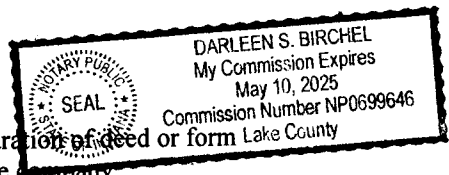
My commission expires: 5-10-25

Resident of Lake County

Signature [Handwritten Signature]
Printed Darleen S. Birchel, Notary Public



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 Lake County
of holding ownership. All information used supplied by title company



RETURN DEED TO: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 16731 WHITE OAK AVE., LOWELL, IN 46356
SEND TAX BILLS TO: GRANTEES

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 [Handwritten Signature] 044210

Printed Name Darleen S. Birchel

COMMUNITY TITLE COMPANY
FILE NO. 917423
25
CK12025
D

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NOV 27 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

EXHIBIT 'A'

TAX: I.D. NO. 45-19-17-100-008.000-037 (PARCE I)
45-19-17-100-012.000-037 (PARCEL II)

PARCEL I:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE SOUTH 0 DEGREES EAST (ASSUMED) ALONG THE WEST LINE A DISTANCE OF 1654.335 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 48 MINUTES 54 SECONDS EAST A DISTANCE OF 657.960 FEET TO THE EAST LINE OF THE WEST HALF OF SAID QUARTER QUARTER SECTION, THENCE SOUTH 00 DEGREES 02 MINUTES 29 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 330.848 FEET, THENCE NORTH 88 DEGREES 49 MINUTES 01 SECONDS WEST A DISTANCE OF 658.198 FEET TO THE WEST LINE OF SAID SECTION 17, THENCE NORTH 0 DEGREES EAST ALONG SAID WEST LINE A DISTANCE OF 330.867 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL II:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND P.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 0° EAST (ASSUMED) ALONG THE WEST LINE OF SAID SECTION 17 A DISTANCE OF 1654.34 FEET; THENCE SOUTH 88° 48' 54" EAST A DISTANCE OF 657.96 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; SAID POINT BEGIN THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 48' 54" EAST A DISTANCE OF 657.96 FEET TO THE EAST LINE OF SAID 1/4-1/4 SECTION THENCE SOUTH 0° 04' 58" EAST ALONG SAID EAST LINE 330.83 FEET; THENCE NORTH 88° 49' 01" WEST A DISTANCE OF 658.20 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID 1/4-1-4 SECTION THENCE NORTH 0° 02' 29" WEST ALONG SAID EAST LINE 330.85 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

