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2019-086460

2019 Dec 13 11:22 AM

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

Property Number:  
45-07-32-379-004.000-027

Tax Mailing Address:  
1832 WINDFIELD DR  
MUNSTER IN 46321-5187

**TRUSTEES' DEED**

**THIS INDENTURE WITNESSETH that Thomas Brent Erwin and Donald Allen Erwin, as Trustees of the Living Trust Agreement of Donald A. Erwin and Ruth E. Erwin, Grantors, of Lake County, in the State of Indiana, do hereby grant, bargain, sell and convey to**

**Rick Griffin,**

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Part of Lot 22, the Townhomes at White Oak Estates, Block 7, to the Town of Munster, Lake County, Indiana, as per plat thereof, recorded in Plat Book 86 page 67, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Northwest corner of said Lot 22; thence Easterly along the Northernly line of Lot 22, said line also being the Southerly right of way line of Windfield Drive, on a curve concave to the North and having a radius of 395.00 feet, an arc distance of 24.50 feet (the chord of which bears South 87 degrees 41 minutes 28 seconds East, a chord distance of 24.49 feet); thence continuing along said Southerly right of way line, South 89 degrees 28 minutes 04 seconds East, a distance of 105.98 feet to the Northeast corner of Lot 22; thence South 00 degrees 31 minutes 56 seconds East, along the Easterly line of Lot 22, a distance of 28.61 feet to a point of deflection in the Easterly line; thence continuing along the Easterly line of Lot 22, South 05 degrees 57 minutes 49 seconds West, a distance of 22.68 feet; thence South 86 degrees 43 minutes 26 seconds West, a distance of 132.38 feet, to the Westerly line of Lot 22; thence North 04 degrees 05 minutes 09 seconds East, along said Westerly line of Lot 22, a distance of 60.87 feet to the place of beginning, all in the Town of Munster, Lake County, Indiana.

Commonly known as:

1832 Windfield Drive  
Munster, IN 46321

31727

(Trustees' Deed - Page 1 of 3)

IN007345

Greater Indiana Title Company

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 13 2019

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

32810  
25-RT

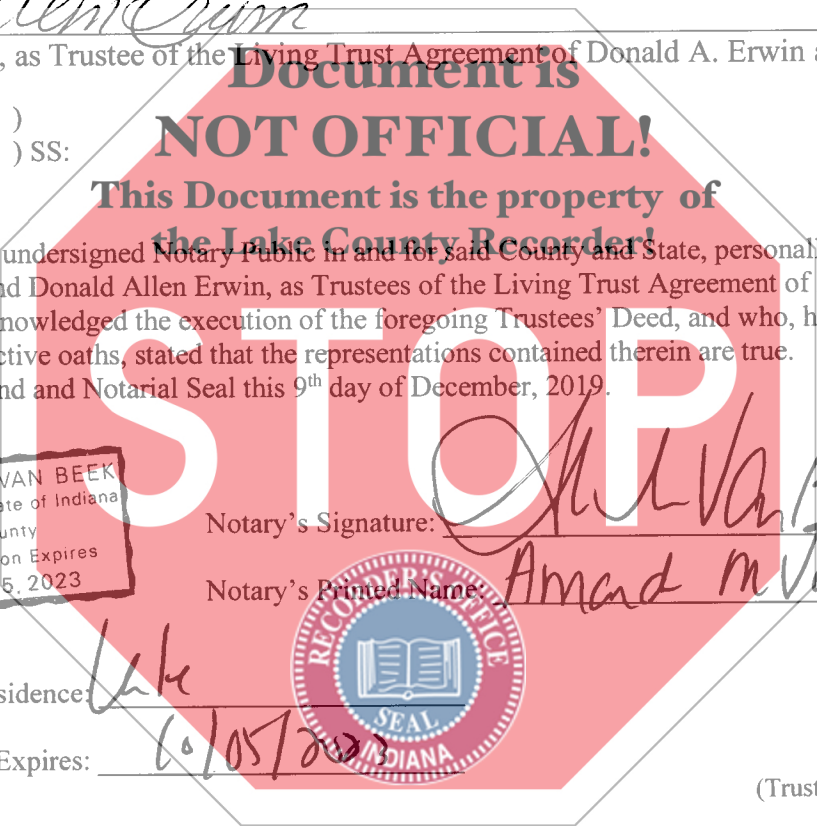
This Trustees' Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in said Trustees by the terms of said trust, and **SUBJECT TO** the terms, covenants conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of said real estate; roads and highways; streets and alleys; limitations by fences and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances and amendments thereto; special assessments, if any, and real estate taxes for the year 2019 payable in 2020 and thereafter.

**IN WITNESS WHEREOF**, Thomas Brent Erwin and Donald Allen Erwin, as Trustees of the Living Trust Agreement of Donald A. Erwin and Ruth E. Erwin, have executed this TRUSTEES' DEED on this day 9<sup>th</sup> day of December, 2019.

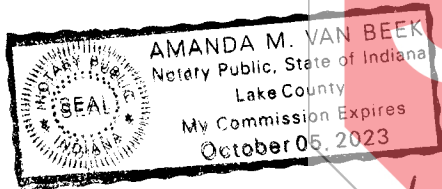
Thomas Brent Erwin  
Thomas Brent Erwin, as Trustee of the Living Trust Agreement of Donald A. Erwin and Ruth E. Erwin

Donald Allen Erwin  
Donald Allen Erwin, as Trustee of the Living Trust Agreement of Donald A. Erwin and Ruth E. Erwin

State of Indiana )  
                                  ) SS:  
County of Lake )



Before me, the undersigned Notary Public in and for said County and State, personally appeared Thomas Brent Erwin and Donald Allen Erwin, as Trustees of the Living Trust Agreement of Donald A. Erwin and Ruth E. Erwin, and acknowledged the execution of the foregoing Trustees' Deed, and who, having each been duly sworn upon their respective oaths, stated that the representations contained therein are true.  
Witness my hand and Notarial Seal this 9<sup>th</sup> day of December, 2019.



Notary's Signature: Amanda M. Van Beek  
Notary's Printed Name: Amanda M. Van Beek

Notary's County of Residence: Lake  
Notary's Commission Expires: 10/05/2023



**After recording return to and Mailing Address of Grantee:**

Rick Griffin  
1832 WINFIELD DR  
MUNSTER IN 46321-5187

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64;  
Address: 516 East 86<sup>th</sup> Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366);  
referencing Greater Indiana Title Company Commitment No. IN007345.

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. Chris Fox

(Trustees' Deed – Page 3 of 3)

