

2020-028360

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

2020 May 21 11:11 AM

TRUSTEE'S DEED

TAX: ID. NO. 45-11-18-176-002.000-034

THIS INDENTURE WITNESSETH, THAT STEPHEN F. PIETRAS, TRUSTEE UNDER THE PROVISIONS OF A LIVING TRUST DATED THE 20TH DAY OF OCTOBER 2008, AND KNOWN AS THE STEPHEN F. PIETRAS AND MELINA A. PIETRAS LIVING TRUST AGREEMENT DATED OCTOBER 20, 2008, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to FRANK MARTELLO AND GILLIAN LAURIN - MARTELLO, HUSBAND AND WIFE, of LAKE County in the State of INDIANA, (GRANTEES) 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:

LOT 46 IN SANDY RIDGE ADDITION, UNIT 4 TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 62, PAGE 62, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 2320 FOLIAGE LN., DYER, IN 46311

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2019 TAXES PAYABLE 2020, 2020 TAXES PAYABLE 2021 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 13<sup>th</sup> day of May, 2020

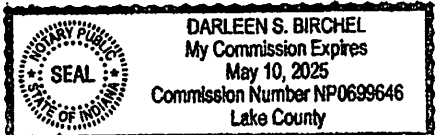
[Signature] TRUSTEE  
STEPHEN F. PIETRAS, TRUSTEE UNDER THE PROVISIONS OF A LIVING TRUST DATED THE 20TH DAY OF OCTOBER 2008, AND KNOWN AS THE STEPHEN F. PIETRAS AND MELINA A. PIETRAS LIVING TRUST AGREEMENT DATED OCTOBER 20, 2008

STATE OF INDIANA, COUNTY OF \_\_\_\_\_ ) SS

Before me, the undersigned, a Notary Public in and for said County and State, this 13<sup>th</sup> day of May, 2020, personally appeared: STEPHEN F. PIETRAS, TRUSTEE UNDER THE PROVISIONS OF A LIVING TRUST DATED THE 20TH DAY OF OCTOBER 2008, AND KNOWN AS THE STEPHEN F. PIETRAS AND MELINA A. PIETRAS LIVING TRUST AGREEMENT DATED OCTOBER 20, 2008 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 [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 of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEES  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 2320 FOLIAGE LN., DYER, IN 46311  
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]  
Signature

Darleen Birchel  
Printed Name

COMMUNITY TITLE COMPANY  
FILE NO. 2018459

CK12249 MB  
\$2500