

4
2020-086501

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

2020 Nov 24 10:57 AM

MAIL TAX BILLS TO:

Parcel No.: 45-20-22-426-020.000-012

1423 East 177th Court
Lowell, IN 46356
Grantors Address

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, **Bertha L. Ragsdale**, of Lake County, Indiana, for and in consideration of the sum of Ten (\$10.00) dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants an undivided interest to the **BERTHA L. RAGSDALE LIVING TRUST DATED NOVEMBER 10, 2020**, the following described real estate in Lake, Indiana, to-wit:

That part of Lot 9 in Tucson Townhomes, an Addition to Lake County, Indiana, as per plat thereof, recorded in Plat Book 81, page 88 in the office of the recorder of Lake County, Indiana, described as follows: Beginning at the Northeast corner of said lot; thence Southwesterly along the Easterly line of said lot, a distance of 143.24 feet to the southerly line; thence Northwesterly along the Southerly lone of said lot, a distance of 101.73 feet; thence North 42 degs. 23 mins 56 secs. West to a point on a curve concave to the Southeast, whose radius point bears North 42 degs. 27 mins. 27 secs. East 70.00 feet, thence Southeasterly along said Curve an arc length of 34.85 feet to the point of beginning.

Commonly known as: 1423 East 177th Court, Lowell, Indiana 46356

GRANTOR BERTHA L. RAGSDALE RESERVES A LIFE ESTATE IN AND TO THE ABOVE REFERENCED REAL ESTATE.

To have and to hold the said real estate with all improvements, upon the trusts, and for the uses and purposes set forth herein and in the Trust Agreement.

The Trustee shall have full power and authority to the Trustee to improve, manage, protect and subdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the real estate, or any part thereof, to lease the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in prassenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise, the term of 78 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

NOV 24 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25
9654
AR



make leases and to grant options to renew leases and options to purchase the whole or any part of the reversion, to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the real estate and every part thereof in all other ways and for such other

considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee or any successor in trust, in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, or any successor in trust, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee, or any successor in trust in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof, the Trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that the Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, them or their predecessors in trust.

The conveyance is made upon the express understanding and condition that **Bertha L. Ragsdale** and as Trustee, her Successor and Successors in Trust shall not incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the real estate or under the provisions of this deed or the Trust Agreement or any amendment thereto, or for injury to person or property happening in or about the real estate, any and all such liability being hereby expressly waived and released. Any Contract obligation or indebtedness incurred or entered into by the then beneficiaries under the Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in her own name, as Trustee of an express trust and not individually, and the Trustee shall have no obligation whatsoever, with respect to any such contract, obligation or indebtedness, except only so far as the Trust Property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of filing for record of this deed. The interest of each and every beneficiary hereunder and under the Trust Agreement and of

EXECUTED AND DELIVERED in my presence:

Breanna Campbell
Witness Signature

Breanna Campbell
Witness (printed)

STATE OF INDIANA)

COUNTY OF LAKE)

SS

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me a Notary Public in and for said County and State, personally appeared **Breanna Campbell**, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Bertha L. Ragsdale** in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness hand and Notarial Seal this 10th day of November, 2020
My Commission Expires: 02-15-2024
County of Residence: Lake

PAUL A ROSSI
Seal
Notary Public - State of Indiana
Lake County
My Commission Expires Feb 15, 2024



Paul A. Rossi
Paul A. Rossi Notary Public