

2020-086528

2020 Nov 24

2:24 PM

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

MAIL TAX BILLS TO:
Marth Alice Wright, Trustee
11321 W 126th St
Cedar Lake, IN 46303

TRUSTEE'S DEED

Parcel Number: 45-15-23-268-019.000-043 & 45-15-23-268-028.000-043

THIS INDENTURE WITNESSETH that DONALD BIAS JR., AS TRUSTEE OF THE BIAS FAMILY TRUST U/A DATED JUNE 17, 2010 of Kosciusko County, in the State of Indiana (*Grantor*),

DOES HEREBY QUITCLAIM to MARTHA ALICE WRIGHT, Trustee, or her successors in trust, under the WRIGHT LIVING TRUST, dated December 13, 2016, (*Grantee*), for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

LOTS 24, 25, AND 26 IN BLOCK 13 IN HIGHGROVE SECOND ADDITION TO CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 20, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

COMMONLY KNOWN AS: 6912 W 129TH AVE CEDAR LAKE IN 46303

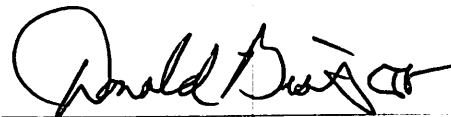
and

LOTS 27, 28, 29 AND 30 IN BLOCK 13 IN HIGHGROVE SECOND ADDITION TO CEDAR LAKE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 20, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

COMMONLY KNOWN AS: 6910 W 129TH AVE CEDAR LAKE IN 46303

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the Successor Trustee by the terms of the unrecorded Trust Agreement dated June 17, 2010, known as the Bias Family Trust, as well as the powers and authorities in the Deed or Deeds in Trust, delivered to the Successor Trustee pursuant to the above described Trust Agreement.

IN WITNESS WHEREOF, the Grantor has executed this Trustee's Deed on this 10th day of October, 2020.



DONALD BIAS JR, TRUSTEE

25.00
CASH
KK
D

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 23 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

STATE OF INDIANA)
COUNTY OF Marshall) SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 7th day of October, 2020, personally appeared DONALD BIAS JR and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Document is NOT OFFICIAL!
_____, Notary Public

My Commission Expires: 08/17/2028 **Document is the property of** Marshall County, Indiana
the Lake County Recorder!

EXECUTED AND DELIVERED in my presence:

[Signature]
Witness Signature

Paula Franke
Witness Name

STATE OF INDIANA)
COUNTY OF Marshall) SS:

Before me, a Notary Public in and for said County and State, personally appeared Paula Franke (witness), 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 DONALD BIAS JR in the above-named subscribing witness's presence, and that the abovenamed 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 my hand and Notary Seal on the 7th day of October, 2020.

[Signature]
_____, Notary Public

My Commission Expires: 08/17/2020

Resident of Marshall County, Indiana

Notary Public within and for the County of
Marshall, State of Indiana:
Notary Public: Jesus Luva #NP0728260
Commission expires 08/17/2028
Jesus Luva, 2562 Walton Blvd, Warsaw, IN 46582
574-269-7393 Phone 574-269-5805 Fax



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. By: _____

THIS INSTRUMENT PREPARED BY: Jamey Glynn, Jostes & Glynn LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, (219) 232-6112, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.





OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER
2293 NORTH MAIN STREET
CROWN POINT, INDIANA 46307

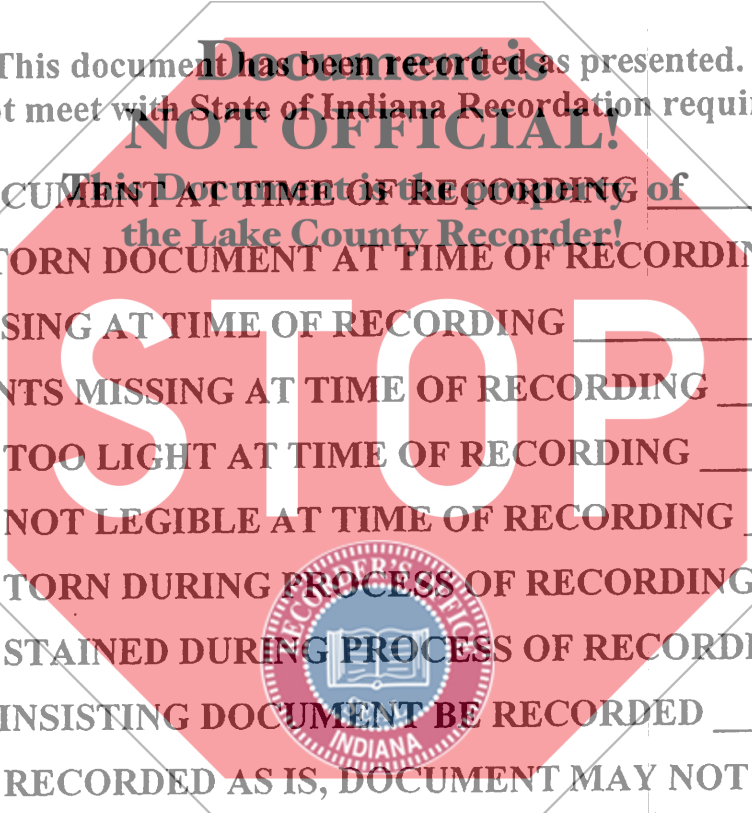
MICHAEL B. BROWN
Recorder

• 1049 •

PHONE (219) 755-3730
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DISCLAIMER

This document has been recorded as presented.
It may not meet with State of Indiana Recordation requirements.



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- 2. RIPPED OR TORN DOCUMENT AT TIME OF RECORDING _____
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- 6. DOCUMENT NOT LEGIBLE AT TIME OF RECORDING _____
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- 8. DOCUMENT STAINED DURING PROCESS OF RECORDING _____
- 9. CUSTOMER INSISTING DOCUMENT BE RECORDED _____
- 10. DOCUMENT RECORDED AS IS, DOCUMENT MAY NOT MEET STATE REQUIREMENTS X

CUSTOMER INITIALS: MAW DATE: 11/24/2020

EMPLOYEE INITIALS: KK DATE: 11/24/2020