

4

**2020-089614**

2020 Dec 8

9:08 AM

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

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that DONALD M. PHILLIPS AND PAMELA J. PHILLIPS a/k/a PAMELLA J. PHILLIPS, AS TRUSTEES, UNDER THE TERMS AND PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED FEBRUARY 18, 2015 AND KNOWN AS THE PHILLIPS LIVING TRUST (“Grantor”) of Lake County, in the State of Indiana CONVEYS and WARRANTS to DONALD M. PHILLIPS AND PAMELA J. PHILLIPS a/k/a PAMELLA J. PHILLIPS, AS TRUSTEES, UNDER THE TERMS AND PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED FEBRUARY 18, 2015 AND KNOWN AS THE PHILLIPS LIVING TRUST (“Grantee”) in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT “A”

Key No.: 45-20-22-100-001.000-012

Commonly known as: 103 E. 173rd Avenue, Lowell, Indiana 46356

Subject to all covenants, conditions, easements, agreements, limitations, and restrictions of record.

Subject to all past and future real estate tax including any delinquencies or penalties.

The Grantor certifies that this document 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 document as of the date of execution/closing.

**Grantor has a beneficial interest in the trust described above, will occupy the real estate described above, and meets the requirements of Indiana Code 6-1.1-12-17.9 for a trust entitled to deductions.**

**This Trust is a Matrimonial Trust and Grantors elect to treat this property as Matrimonial Property**

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

**DEC 08 2020**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



THE PHILLIPS LIVING TRUST

Dated this 19 day of November, 2020

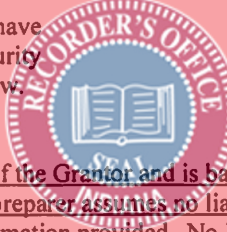
By: Donald M Phillips, Trustee By: Pamela J. Phillips a/k/a  
DONALD M. PHILLIPS, Trustee **Documentals** PAMELA J. PHILLIPS a/k/a  
PAMELLA J. PHILLIPS, Trustee

STATE OF INDIANA ) COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 19 day of November, 2020, personally appeared DONALD M. PHILLIPS AND PAMELA J. PHILLIPS a/k/a PAMELLA J. PHILLIPS, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 1-19-2024 Signature: Karen Milicki  
Resident of Lake County Printed: Karen Milicki, Notary Public

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.  
Robert F. Tweedle



This instrument was prepared at the request of the Grantor and is based solely on information supplied by Grantor and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracies or omissions in this instrument resulting from the information provided. No legal opinion has been rendered during the preparation of this Deed. The Parties accept this disclaimer by Owner's execution of this document.

Return Deed and Mail Tax Bills To:  
Grantee: THE PHILLIPS LIVING TRUST  
103 E. 173rd Avenue  
Lowell, Indiana 46356

This instrument prepared by:  
Robert F. Tweedle, Atty No. 20411-45  
Law Offices of Robert F. Tweedle  
2850 - 45th Street, Suite A  
Highland, IN 46322  
(219) 924-0770 |rtweedle@tweedlelaw.com

EXHIBIT "A"

A PARCEL LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 07 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 724.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 54 MINUTES 52 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1324.56 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES 07 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 723.99 FEET, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES 54 MINUTES 52 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 775 FEET, MORE OR LESS, TO THE CENTERLINE OF GRIESEL DITCH; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG SAID CENTERLINE OF GRIESEL DITCH TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 07 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 111 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**CERTIFICATE OF PROOF**

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Sabrina Luttrell  
Witness Signature

Sabrina Luttrell  
Witness Name (must be typed / printed)

**PROOF:**

STATE OF INDIANA COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on this 10<sup>th</sup> day of November, 2023, ~~This Document is the property of the Lake County Recorder!~~ personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows DONALD M. PHILLIPS AND PAMELA J. PHILLIPS a/k/a PAMELLA J. PHILLIPS to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said DONALD M. PHILLIPS AND PAMELA J. PHILLIPS a/k/a PAMELLA J. PHILLIPS execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

My commission expires:

1-19-2024

Signature: Karen Milicki

Printed: Karen Milicki Notary Public

Resident of Lake County

(SEAL)

Property Address: 103 E. 173rd Avenue, Lowell, Indiana 46356

Grantees Address and Tax Mailing Address: 103 E. 173rd Avenue, Lowell, Indiana 46356

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. Robert F. Tweedle

This instrument prepared by:  
Robert F. Tweedle, Atty No. 20411-45  
Law Offices of Robert F. Tweedle  
2850 - 45th Street, Suite A  
Highland, IN 46322  
(219) 924-0770 | rtweedle@tweedlelaw.com