

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-012927

9:14 AM 2021 Feb 9

TRUSTEE'S DEED

TAX: I.D. NO. 45-23-33-280-002.000-039
45-23-33-280-001.000-039
45-23-33-280-003.000-039

THIS INDENTURE WITNESSETH, That RICHARD J. SCHRUM, SOLE TRUSTEE, UNDER THE RICHARD J. SCHRUM LIVING TRUST, DATED AUGUST 18, 2016, AND ANY AMENDMENTS THERETO (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS TO KENNETH D. LYNCH AND JOYCE ANN LYNCH, HUSBAND AND WIFE, (GRANTEES) of LAKE County in the State of INDIANA, 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:

PARCEL I: A PART OF THE EAST 1/2 OF SECTION 33, TOWNSHIP 32, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1884.5 FEET SOUTH AND 370 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 33, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE WEST CREEK TOWNSHIP, SCHNEIDER SCHOOL PROPERTY; THENCE SOUTH ALONG THE WEST LINE OF SAID SCHOOL PROPERTY A DISTANCE OF 180 FEET; THENCE WEST 40 FEET; THENCE NORTH 180 FEET; THENCE EAST 40 FEET TO THE PLACE OF BEGINNING.

PARCEL II: LOT ONE (1), DUNCAN MANOR, SUBDIVISION IN TOWN OF SCHNEIDER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 28, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL III: LOT 2, DUNCAN MANOR, WILLIAMS SECOND ADDITION, LAKE COUNTY, INDIANA.


COMMONLY KNOWN AS: 24001 & 24015 LAVERNE DR., SCHNEIDER, INDIANA 46376

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2020 TAXES PAYABLE 2021, 2021 TAXES PAYABLE 2022 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 29 day of January, 2021.


Richard J. Schrum, Sole Trustee,
under the Richard J. Schrum Living Trust, dated August 18, 2016,
and any amendments thereto

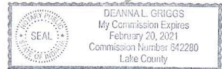
STATE OF INDIANA, COUNTY OF lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 29 day of January, 2021, personally appeared, Richard J. Schrum, Sole Trustee, under the Richard J. Schrum Living Trust, dated August 18, 2016, and any amendments thereto and acknowledged the execution of the foregoing deed. In witness whereof, I have herunto subscribed

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 08 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR



Community Title Company
P.O. # 6018177

2500
KAC

CK15040

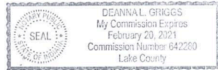
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my name and affixed my official seal.

Commission Number: 642280
My commission expires: 2021
Resident of Lake County
Signature [Handwritten Signature]
Printed Deanna Griggs, Notary Public

EXECUTED AND DELIVERED IN MY PRESENCE:

[Handwritten Signature] Witness Signature
DIANA LAUTH Witness' Printed Name



STATE OF INDIANA) (County of Lake)

Before me, a Notary Public in and for said County and State, personally appeared the above named WITNESS Diana Lauth to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows **Richard J. Schrum, Sole Trustee, under the Richard J. Schrum Living Trust, dated August 18, 2016, and any amendments thereto,** to be the individual(s) described herein and who executed the foregoing instrument in the Witness's presence, and that the above named described 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 Notarial Seal this 29 day of January 2021

[Handwritten Signature] Notary Public Signature
Deanna Griggs Notary Public Printed Name

Commission Number: 642280
My Commission Expires: 2021
Resident of Lake County

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: **GRANTEE**
GRANTEE STREET OR RURAL ROUTE ADDRESS: **24001 & 24015 Laverne Dr., Schneider, IN 46376**
SEND TAX BILLS TO: **GRANTEE**

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.
[Handwritten Signature] Signature
Deanna Griggs Printed Name