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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-033581

1:15 PM 2021 Apr 22

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH: That KYLE S. BRUCE, Successor Trustee of the John and Wanda Bruce Living Trust, dated July 28, 2016, and any amendments thereto ("Successor Trustee"), of Lake County, in the State of Indiana, conveys and warrants the entire interest of the trust in the property legally described below to KYLE S. BRUCE ("Grantee"), of Lake County, State of Indiana, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:


SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 11019 W. 219th Ave., Lowell, IN 46356
Parcel Number: 45-23-16-300-011.000-037

Exception to warranties:
Subject to easements, leases, exceptions, reservations, covenants and restrictions of record, if any; State, County, Town and/or Municipal zoning, land use and sanitary regulations, if any, and all easements of highways, streets, alleys, sewers, tiles, drains, and public utilities.

Taxes or special assessments which are not shown as existing liens by the Public Records.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his hand and seal this 22nd day of April, 2021.



Kyle S. Bruce, Successor Trustee of the
John and Wanda Bruce Living
Trust, dated July 28, 2016

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.



Kelly S. M.



DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

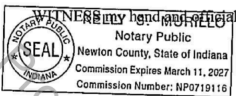
APR 22 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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2385
RM

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County, personally appeared KYLE S. BRUCE, Successor Trustee of the John and Wanda Bruce Living Trust, dated July 28, 2016, who acknowledged the execution of the foregoing Trustee's Deed, and who, having been duly sworn, stated that any representations contained therein are true.



Witness my hand and official seal this 22nd day of April, 2021.

Kelly S. Murillo
Kelly S. Murillo, Notary Public

My Commission Expires: 03/11/2027
County of Residence: Newton

This instrument prepared by:
Brian M. Smith, #25802-64
Smith & Fankhauser, P.C.
2260 W. 93rd Avenue, Merrillville, IN 46410
(219) 769-2051

Return deed to: Kyle S. Bruce, 11003 W. 219th Ave., Lowell, IN 46356
Send tax bills to: Kyle S. Bruce, 11003 W. 219th Ave., Lowell, IN 46356

County of Lake County Recorder

LEGAL DESCRIPTION

The South Half of the Southwest Quarter of Section 16, Township 32 North, Range 9 West of the 2nd P.M. in Lake County, Indiana, excepting therefrom the following three (3) described parcels:

A part of the Southwest Quarter of the Southwest Quarter of Section 16, Township 32 North, Range 9 West of the 2nd P.M. described as follows: Commencing at a point on the North line of said Southwest Quarter of the Southwest Quarter that is 840.00 feet East of the Northwest corner thereof; thence South perpendicular to the centerline of 219th Avenue, 228.00 feet; thence East parallel to the North line of said Southwest Quarter of the Southwest Quarter, 271.00 feet; thence North perpendicular to said centerline of 219th Avenue, 228.00 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence West along said North line, 271.00 feet to the point of beginning, containing 1.418 acres, more or less, in Lake County, Indiana.

A part of the Southwest Quarter of the Southwest Quarter of Section 16, Township 32 North, Range 9 West of the 2nd P.M., described as follows: Commencing at a point on the North line of said Southwest Quarter Southwest Quarter that is 705.00 feet East of the Northwest corner thereof, thence South perpendicular to the center line of 219th Avenue, 268.00 feet; thence East parallel to the centerline of 219th Avenue, 135.00 feet; thence North perpendicular to the center line of 219th Avenue, 268.00 feet to the North line of said Southwest Quarter of the Southwest Quarter; thence West along said North line 135.00 feet to the point of beginning, containing 0.830 acres, more or less, in Lake County, Indiana.

and excepting right-of-way for public road now known as 219th Avenue, and also excepting that part taken for a public highway known as US 41.

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Parcel Number: 45-23-16-300-011.000-037