

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-5215, 1

2021 532139

STATE OF INDIANA

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2012/2021 11-20AM  
Total Fees: 25.00  
By: KNK  
Pg #: 2

LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Oct 08 2021 LM

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

### TRUSTEE'S DEED

TAX: I.D. NO. 45-19-07-300-013.000-037 (parcel 1)  
45-19-07-300-015.000-037 (parcel 2)

THIS INDENTURE WITNESSETH, That OPIE NIMON AND NANCY C. NIMON, TRUSTEES OF OPIE NIMON AND NANCY C. NIMON LIVING TRUST DATED APRIL 20, 2017, (GRANTORS), of LAKE County in the State of INDIANA, CONVEY TO PATRICIA L. PERRY, (GRANTEE) 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:

#### SEE LEGAL DESCRIPTION ON EXHIBIT 'A' ATTACHED HERETO

COMMONLY KNOWN AS: 13510 W 165<sup>TH</sup> AVE., LOWELL, INDIANA 46356

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 7 day of October, 2021.

*Opie Nimon*  
TTE  
OPIE NIMON, TRUSTEE OF OPIE NIMON  
AND NANCY C. NIMON LIVING TRUST  
DATED APRIL 20, 2107

*Nancy C. Nimon*  
TTE  
NANCY C. NIMON, TRUSTEE OF OPIE NIMON AND  
NANCY C. NIMON LIVING TRUST  
DATED APRIL 20, 2017

STATE OF INDIANA, COUNTY OF lake ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 7 day of October, 2021, personally appeared: OPIE NIMON AND NANCY C. NIMON, TRUSTEES OF OPIE NIMON AND NANCY C. NIMON LIVING TRUST DATED APRIL 20, 2017, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 642280  
My commission expires: 2/20/29  
Resident of lake County

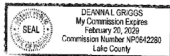
*DeAnn Griggs*  
Signature  
Printed DeAnn Griggs, Notary Public

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: 13510 W 165<sup>TH</sup> AVE., LOWELL, INDIANA 46356  
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 which is required by law.

*Nathan D. Vis*  
Signature  
*DeAnn Griggs*  
Printed Name



COMMUNITY TITLE COMPANY  
FILE # 01022949

EXHIBIT 'A'  
LEGAL DESCRIPTION

TAX I.D. NO. 45-19-07-300-013.000-037 (parcel 1)  
45-19-07-300-015.000-037 (parcel 2)

PARCEL 1:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SAID 1/4 1/4 SECTION, 443.00 FEET WESTERLY OF THE SOUTHEAST CORNER THEREOF, THENCE WESTERLY, ALONG THE SOUTH LINE THEREOF, 313.00 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID 1/4 1/4 SECTION WHICH IS 788.00 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF; THENCE EASTERLY, ALONG SAID NORTH LINE, 213.00 FEET; THENCE SOUTHEASTERLY TO THE POINT OF THE BEGINNING.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 7, A DISTANCE OF 420.00 FEET TO THE BEGINNING; THENCE NORTH 00 DEGREES 54 MINUTES 54 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE SAID SOUTHEAST QUARTER, A DISTANCE OF 340.34 FEET; THENCE NORTH 11 DEGREES 59 MINUTES 10 SECONDS WEST, A DISTANCE OF 335.76 FEET TO A POINT 25.00 FEET EAST, BY PERPENDICULAR MEASUREMENT, OF THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN A DEED IN TRUST DATED APRIL 28, 2017 AND RECORDED AS INSTRUMENT NUMBER 2017-025993 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 06 DEGREES 35 MINUTES 52 SECONDS WEST PARALLEL WITH AND 25.00 FEET EAST OF THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN SAID DEED IN TRUST, A DISTANCE OF 659.54 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 25.19 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID DEED IN TRUST; THENCE SOUTH 06 DEGREES 35 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID DEED IN TRUST PARCEL, A DISTANCE OF 1332.73 FEET TO THE SOUTHEAST CORNER OF SAID DEED IN TRUST PARCEL; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 7, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

County Recorder