

MAIL TAX BILLS TO:
Martin C. Zurbriggen, Trustee
13730 Reeder Road
Crown Point, Indiana 46307

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-072221

8:39 AM 2021 Dec 20

TRUSTEE'S DEED

This indenture witnesses that **MARTIN C. ZURBRIGGEN, as Successor Trustee, of the JUANITA J. ZURBRIGGEN REVOCABLE LIVING TRUST Dated November 13, 2013,**

Grants, Conveys, and Distributes to: **ERIC ZURBRIGGEN and EDDIE L. ZURBRIGGEN, equally, as Tenants in Common,**

for no consideration but as an trust inheritance/distribution pursuant to the terms of said Trust, and **subject to the following reservation of rights of James F. Zurbriggen and Martin C. Zurbriggen,** the following Real Estate containing approximately 26.66 acres in Lake County, Indiana:

The East Half of the West Half of the Southeast Quarter of Section 25, Township 34 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana, Key No. 45-15-25-400-002.000-041, except those two parts described as follows:

Excepted Parcel 1: Beginning at a point 925 feet North of the Southeast corner of the East Half of the West Half of the Southeast Quarter of Section 25, Township 34 North, Range 9 West of the Second Principal Meridian; thence West 631.17 feet; thence South 200 feet; thence East 631.17 feet; thence North 200 feet, to the place of beginning.
Key No. 45-15-25-400-003.000-041; and

Excepted Parcel 2: The South 725 feet of the East 1/2 of the West 1/2 of the Southeast Quarter of Section 25, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County Indiana. Key No. 45-15-25-400-004.000-041

SUBJECT TO RESERVATION OF RIGHTS. Pursuant to the terms of Article 2(A)(5) of the Juanita J. Zurbriggen Revocable Living Trust dated November 13, 2013, this conveyance is being executed by said Successor Trustee subject to the following three (3) rights of **JAMES F. ZURBRIGGEN** and **MARTIN C. ZURBRIGGEN**, which rights shall be in effect for a period of five (5) years from the date of the Trust Grantor's death on December 10, 2020 or until December 10, 2025:

- a. Said 26.66 acres shall be subject to the right of James F. Zurbriggen and Martin C. Zurbriggen, equally, or their surviving issue by representation, to farm said real estate for so long as either or both of them elects to farm said real estate;

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 16 2021

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

25 cc
C/M US/LL
KK



NOT AN OFFICIAL DOCUMENT

- b. James F. Zurbruggen and Martin C. Zurbruggen, equally, or their surviving issue by representation, shall have a right of first refusal to buy said real estate within sixty (60) days of submission to them of a bona fide offer to purchase from a qualified third party buyer; and
- c. James F. Zurbruggen and Martin C. Zurbruggen, equally, or their surviving issue by representation, shall have an Option to Purchase said real estate, which shall begin on the date of my death [December 10, 2020] and expire five (5) years after such date of my death [December 10, 2025]. The purchase price of such Option shall be determined by Optionor and Optionee selecting their own real estate appraiser. The two (2) selected appraisers shall then select a mutually agreeable third appraiser. All three appraisers shall then independently appraise such real property and the three results shall be added together as a total and divided by three for an average price which shall then become the option purchase price.

The Successor Trustee hereby transfers said real estate to **ERIC ZURBRIGGEN** and **EDDIE L. ZURBRIGGEN** subject to the above rights to farm, rights of first refusal, and options to purchase for said five (5) year period ending on December 10, 2025 as set out in Article 2(A)(5) of the Juanita J. Zurbruggen Revocable Living Trust dated November 13, 2013, which Trust is incorporated herein by reference, upon the terms and conditions contained therein. The Grantees hereunder are prohibited from and shall not sell, surrender or transfer ownership of said real estate during said five (5) year period ending on December 10, 2025 without first complying with the terms of said Article 2(A)(5) of said Trust.

SUBJECT TO: all unpaid real estate taxes and assessments for 2021 payable in 2022 which shall be paid by the Grantor Trust, and for all real estate taxes and assessments for 2022 payable in 2023 and all subsequent years which shall be paid by Grantees.

SUBJECT TO: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

This conveyance is executed pursuant to, and in exercise of, the powers and authority granted to and vested in said Successor Trustee pursuant to said Trust Agreement dated November 13, 2013.

Dated: December 10, 2021

Martin C. Zurbruggen
MARTIN C. ZURBRIGGEN as Successor Trustee of the
Juanita J. Zurbruggen Revocable Living Trust
Dated November 13, 2013

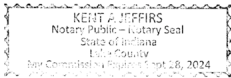
Grantees' Addresses:


Eric Zurbruggen	Eddie Zurbruggen
2515 W. 84 th Place	2729 Jacobs Creek Run
Merrillville, IN 46410	Fort Wayne, IN 46825

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State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on December 10, 2021, personally appeared **MARTIN C. ZURBRIGGEN, as Successor Trustee**, and acknowledged execution of the foregoing deed. **IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.





Kent A. Jeffirs, Notary Public

Property of Lake County Recorder

Prepared by Attorney Kent A. Jeffirs, 104 W. Clark St., Crown Point, IN 46307. I affirm, under penalties of perjury, I have taken reasonable care to redact each Social Security number on this document, unless required by law.

/s/ Kent A. Jeffirs
Kent A. Jeffirs