

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-073114

8:48 AM 2021 Dec 28

SEND DEED AND TAX STATEMENTS TO GRANTEES' ADDRESS:

Larry W. Stevens, Trustee of
The Larry W. Stevens Revocable Trust
7158 W. 160th Place
Lowell, Indiana 46356

WARRANTY DEED

THIS INDENTURE WITNESSETH, That LARRY W. STEVENS, an individual adult, (Grantor) of Lake County, in the State of Indiana, CONVEYS AND WARRANTS WITH RESERVATION OF LIFE ESTATE to LARRY W. STEVENS, as Trustee, or the Successor Trustees, under THE LARRY W. STEVENS REVOCABLE TRUST dated February 6, 2019, or any amendments thereto (Grantees), the following described real estate in Lake County, State of Indiana:

A one-third (1/3) undivided interest in the following:

THE SOUTH 75.0 FEET OF THE NORTH 1408.0 FEET OF THE EAST 185.0 FEET OF THE WEST 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 8 WEST, OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, (EXCEPT THE EAST 30 FEET LYING IN MARSHALL STREET.)

Commonly Known as: 7810 Marshall Street, Merrillville, Indiana.

Subject to any and all highways, easements, mortgages, liens, encumbrances, agreements and restrictions of record and all taxes and assessments.

Grantor represents said conveyance is made to Larry W. Stevens as Trustee under THE LARRY W. STEVENS REVOCABLE TRUST Agreement dated February 6, 2019, or any amendments thereto (the "Trust"), wherein the Grantor is the primary beneficiary of said Trust. Pursuant to said Trust, Grantee has full power to sell, mortgage, lease and convey the real estate herein granted and the purchaser, mortgagee or lessee, as the case may be, shall not be required to see to the application of the proceeds.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 28 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR



2021
12/28
kt

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed, this 27th day of December, 2021.

GRANTOR:

Larry W Stevens
LARRY W. STEVENS

Signed in my presence:

[Signature]
Witness Signature

John Horner
Witness Printed

STATE OF INDIANA

COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared Larry W. Stevens and John Horner, Grantor and subscribing Witness who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notary Seal 27th day of December, 2021.

My Commission Expires:

10/26/2029

Resident of Lake Indiana.



Signature Carol Crouse

Printed Carol Crouse

NOTICE: This instrument has been prepared solely from information provided by our client and on instructions by our client. No title opinion or other title evidence has been furnished by the attorney in connection with its preparation.

This instrument was prepared by Taylor V. Powell, Attorney At Law, Wallace Law Firm, 303 Washington St., Covington, Indiana 47932, (765) 793-2241.

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document."

Taylor V. Powell
Taylor V. Powell, # 35050-80