

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2021-544463
12/28/2021 11:53 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Dec 23 2021 JEA

JOHN E. PETALAS
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

TAX: I.D. NO. 45-11-15-376-031.000-036

THIS INDENTURE WITNESSETH, That PIERINA A. TESTOLIN AS TRUSTEE OF THE TESTOLIN LIVING TRUST U/D/T AUGUST 28, 2015, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to MICHAEL ROSENBERGER (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:

LOT 10, EXCEPT THE WEST 84.00 FEET BY PARALLEL LINES, IN DEER TRAIL VILLAS, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94 PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THE WEST 84.00 FEET THEREOF BY PARALLEL LINES.

COMMONLY KNOWN AS: 318 DEERTRAIL LANE, SCHERERVILLE, IN 46375

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 19 day of November, 2021.

Pierina A. Testolin
PIERINA A. TESTOLIN AS TRUSTEE OF THE TESTOLIN LIVING TRUST U/D/T AUGUST 28, 2015

STATE OF INDIANA, COUNTY OF lake) SS:

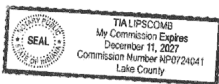
Before me, the undersigned, a Notary Public in and for said County and State, this 19 day of November, 2021 personally appeared: PIERINA A. TESTOLIN AS TRUSTEE OF THE TESTOLIN LIVING TRUST U/D/T AUGUST 28, 2015 and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 724041

My commission expires: 12/11/2027

Resident of lake County

Signature [Signature]
Printed Tia Lipscomb, Notary Public




COMMISSIONER'S OFFICE
R/T/3 2103440

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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: 318 DEERTRAIL LANE, SCHERERVILLE, IN 46375
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.


Signature


Printed Name