

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 06 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-501296
01/07/2022 02:17 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER



TRUSTEE'S DEED

File No.: FNW2105820-DS

THIS INDENTURE WITNESSETH, Diane L. Kagel, Successor Trustee of the Mary Jensen Trust dated February 20, 1990 (Grantor) **CONVEY(S)** to Jaime Garcia and Rachel Garcia, husband and wife (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 639 HEATHER CT, GRIFFITH, IN 46319

Tax ID No.: 45-07-34-158-013.000-006

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 5th day of January, 2022.

Mary Jensen Trust dated February 20, 1990

BY *Diane L. Kagel, Successor Trustee*
Diane L. Kagel
Successor Trustee

STATE OF INDIANA

COUNTY OF LAKE

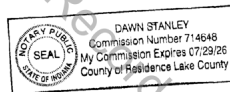
Before me, a Notary Public in and for said County and State, personally appeared Diane L. Kagel, Trustee, or their successor in trust, under the Mary Jensen Trust dated February 20, 1990, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 5th day of January 2022

Signature:

Printed: Dawn Stanley
Resident of: Lake County
State of: INDIANA

My Commission expires: July 29, 2026



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 639 HEATHER CT
GRIFFITH, IN 46319

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: Dawn Stanley.

FIDELITY NATIONAL TITLE
FNW2105820

Fidelity - Highland

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Return To: Jaime Garcia and Rachel S. Garcia
639 HEATHER CT
GRIFFITH, IN 46319

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-07-34-158-013.000-006**

LOT 248 AND THE NORTH 35 FEET OF LOT 247 IN WOODLAND ESTATES FIRST ADDITION IN BLOCK 4, TO THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 63 PAGE 64, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder