

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526411
06/28/2022 10:20 AM
TOTAL FEES: 25.00
BY: SP
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUSTEE'S DEED

TAX: LD, NO. 45-15-28-383-020.000-014

THIS INDENTURE WITNESSETH, That PHILIP SCHREIBER, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF THE BEVERLY D. SCHREIBER FAMILY TRUST DATED NOVEMBER 24, 2015, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS to NICHOLAS IAVARONE, (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:

THE SOUTHWESTERLY 22.00 FEET TO THE NORTHEASTERLY 191.88 FEET OF LOT 203 IN CENTENNIAL SUBDIVISION, PHASE 13, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 111 PAGE 91 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 10424 IMPERIAL PLACE, CEDAR LAKE, INDIANA 46303

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2021 TAXES PAYABLE 2022, 2022 TAXES PAYABLE 2023 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 23 day of June, 2022

PHILIP SCHREIBER, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF THE BEVERLY D. SCHREIBER FAMILY TRUST DATED NOVEMBER 24, 2015
BY: PHILIP SCHREIBER, ATTORNEY IN FACT



STATE OF INDIANA COUNTY OF Maricopa SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of June, 2022, personally appeared: PHILIP SCHREIBER, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF THE BEVERLY D. SCHREIBER FAMILY TRUST DATED NOVEMBER 24, 2015 BY: PHILIP SCHREIBER, ATTORNEY IN FACT, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 554975
My commission expires: 10-28-22
Resident of Maricopa County
Signature: Philip Schreiber
Printed: Philip Schreiber, 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: 10424 IMPERIAL PLACE, CEDAR LAKE, INDIANA 46303
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: [Signature]

Printed Name: Tina Lipscomb

Community Title Company
File No. 20224518