

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 28 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526579
06/28/2022 02:04 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUSTEE'S DEED

TAX: LD. NO. 45-11-31-430-005,000-035

THIS INDENTURE WITNESSETH, THAT JAMES B. CAMMARATA AND KAY M. CAMMARATA, NOT INDIVIDUALLY BUT AS TRUSTEES OF CAMMARATA JOINT TRUST AGREEMENT DATED DECEMBER 15, 2015, (GRANTORS), OF LAKE County in the State of INDIANA, CONVEY TO KEVIN A. KOZA AND MICHELLE L. URDAL-KOZA, HUSBAND AND WIFE, (GRANTEES) 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 30 IN THE PRESERVE - PHASE 1, AS PER PLAT THEREOF, RECORDED OCTOBER 7, 2016 IN PLAT BOOK 109, PAGE 43 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 12980 RED LILY WAY, SAINT JOHN, IN 46373

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 23rd day of June, 2022

James B. Cammarata - TRUSTEE
JAMES B. CAMMARATA, NOT INDIVIDUALLY
BUT AS TRUSTEE OF CAMMARATA JOINT
TRUST AGREEMENT DATED DECEMBER 15, 2015

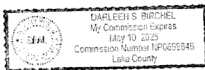
Kay M. Cammarata Trustee
KAY M. CAMMARATA, NOT INDIVIDUALLY
BUT AS TRUSTEE OF CAMMARATA JOINT
TRUST AGREEMENT DATED DECEMBER 15, 2015

STATE OF INDIANA, COUNTY OF Lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of June, 2022, personally appeared JAMES B. CAMMARATA AND KAY M. CAMMARATA, NOT INDIVIDUALLY BUT AS TRUSTEES OF CAMMARATA JOINT TRUST AGREEMENT DATED DECEMBER 15, 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: 0699646
My commission expires: 9/30/21
Resident of Lake County

Signature [Signature]
Printed Darleen Birchel Notary Public



COMMUNITY TITLE COMPANY
FILE NO. 222727

NOT AN OFFICIAL DOCUMENT

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: **GRANTEES**

GRANTEE STREET OR RURAL ROUTE ADDRESS: **12980 RED LILY WAY, SAINT JOHN, IN 46373**

END TAX BILLS TO: **GRANTEES**

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

Nathan D. Vis

Printed Name

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.

PREPARED BY: *Nathan D. Vis*