

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 02 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-531716
08/02/2022 10:24 AM
TOTAL FEES: 25.00
BY: KK
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 14 2022 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-528990
07/14/2022 11:41 AM
TOTAL FEES: 25.00
BY: SP
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

** DEED BEING RE-RECORDED TO CORRECT GRANTORS NAME **

TRUSTEE'S DEED

Parcel Number: 45-11-20-378-014-000-033

THIS INDENTURE WITNESSETH that KIMBERLY ANN MORRIS, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST DATED OCTOBER 16, 2019 AND KNOWN AS THE EDWARD SOB CZAK LIVING TRUST AGREEMENT (*Grantor*),

DOES HEREBY QUITCLAIM to DIANE C. NELSON (*Grantee*), for and in consideration of Ten and 00/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

THAT PART OF LOT 23 IN HERON PARK ESTATES UNIT 1, AN ADDITION TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 84 PAGE 65, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23; THENCE SOUTH 40 DEGREES 38 MINUTES 13 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 23, A DISTANCE OF 312.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 23; THENCE SOUTH 60 DEGREES 34 MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 23, A DISTANCE OF 118.78 FEET; THENCE NORTH 40 DEGREES 38 MINUTES 13 SECONDS WEST, A DISTANCE OF 275.93 FEET; THENCE NORTH 31 DEGREES 36 MINUTES 10 SECONDS WEST, A DISTANCE OF 141.43 FEET; THENCE NORTH 20 DEGREES 35 MINUTES 05 SECONDS EAST, A DISTANCE OF 30.0 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 23; THENCE EASTERLY ON A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 65.0 FEET AND A CHORD BEARING SOUTH 86 DEGREES 44 MINUTES 45 SECONDS EAST, AN ARC DISTANCE OF 39.36 FEET TO THE POINT OF BEGINNING.

Commonly known as: 12079 West 83rd Place, St. John, IN 46373

Subject to real estate taxes due and payable, any and all covenants, encumbrances, agreements, restrictions, and other matters of record as well as rights of way for roads.

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the Successor Trustee by the terms of the unrecorded Trust Agreement dated October 19, 2019, known as the Edward Sobczak Living Trust Agreement, as well as the powers and authorities in the Deed or Deeds in Trust, delivered to the Successor Trustee pursuant to the above-described Trust Agreement.

A/K/A EDWARD F SOB CZAK

IN WITNESS WHEREOF, the Grantor has executed this Trustee's Deed on this 6 day of June, 2022.

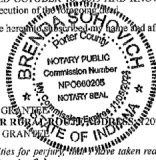
Kimberly Ann Morris
KIMBERLY ANN MORRIS, TRUSTEE

STATE OF INDIANA }
 } SS:
COUNTY OF LAKE }

Before me, the undersigned, a Notary Public in and for said County and State, on this 6 day of June, 2022, personally appeared KIMBERLY ANN MORRIS, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST DATED OCTOBER 16, 2019 AND KNOWN AS THE EDWARD SOB CZAK LIVING TRUST AGREEMENT and acknowledged the execution of the foregoing instrument.

A/K/A EDWARD F SOB CZAK

In witness whereof, I have hereunto set my hand and affixed my official seal.



Brenden S. Kovach
Notary Public
Resident of Laurel County, Indiana

RETURN DEED TO: GRANTOR, GRANTOR'S ATTORNEY, OR THE RECORDER OF DEEDS, 12079 West 83rd Place, St. John, Indiana 46373
GRANTEE STREET OR ROOM ADDRESS
SEND TAX BILLS TO: GRANTEE

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law. By: Brenden S. Kovach (printed) Brenden S. Kovach

This Instrument Prepared By: Jamey Glynn, JOSTES & GLYNN, LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, 219-232-6112

No Sales Disclosure Needed
Aug 02 2022
By: FGR
Office of the Lake County Assessor

ater Indiana Title Company

T. Nowy 932