

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-004214

10:32 AM 2023 Jan 27

RETURN RECORDED DEED TO:

✓ Rice and Rice Attorneys  
100 Lincolnway, Ste 1  
Valparaiso IN 46383

SEND TAX STATEMENTS TO:

Jan Kolb  
7430 West 87th Avenue  
Crown Point IN 46307

GRANTEE'S ADDRESS:

7430 West 87th Avenue  
Crown Point IN 46307

ADDRESS OF PROPERTY:

9713 West 134th Place  
Cedar Lake IN 46303  
PARCEL # 45-15-28-230-006.000-014

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that JAN KOLB, as Successor Trustee of the DANIEL P. REGAN LIVING TRUST dated January 11, 2017, and any amendments thereto, of Lake County, State of Indiana, GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to JAN KOLB, of Lake County, State of Indiana, the following-described real estate in Lake County, in the State of Indiana, to-wit:

SEE ATTACHED EXHIBIT "A".

Property Address: 9713 West 134th Place, Cedar Lake IN 46303  
PARCEL # 45-15-28-230-006.000-014

SUBJECT TO:

- A. All Taxes; and
- B. All Mortgages, Easements, Rights of Way, Covenants and Restrictions of Record, if any.

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the Trustee by the terms of the DANIEL P. REGAN LIVING TRUST dated January 11, 2017, and any amendments thereto, as well as the powers and authorities in the Deed or Deeds in Trust, delivered to the Trustee pursuant to the above described Trust Agreement. The DANIEL P. REGAN LIVING TRUST dated January 11, 2017, and any amendments thereto, has not been revoked.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 27 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



25.00  
CK# 26473  
KK  
E

# NOT AN OFFICIAL DOCUMENT

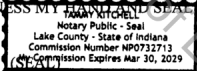
THE LEGAL DESCRIPTION AND STATED TITLE OWNER(S) CONTAINED HEREIN WERE SUPPLIED BY THE PARTY(IES), AND THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

IN WITNESS WHEREOF, Grantor has caused this Trustee's Deed to be executed this 28<sup>th</sup> day of December, 2022.

Jan Kolb  
Jan Kolb, Successor Trustee of the Daniel P. Regan Living Trust dated January 11, 2017

STATE OF INDIANA        )  
  ) SS:  
COUNTY OF LAKE        )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared JAN KOLB, Successor Trustee of the DANIEL P. REGAN LIVING TRUST dated January 11, 2017, and any amendments thereto, who acknowledged the execution of the foregoing Trustee's Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS MY HAND AND SEAL this 28<sup>th</sup> day of December, 2022.  
Tawny Mitchell  
Notary Public

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.

Barbara A. Pryatel  
Barbara A. Pryatel

THIS INSTRUMENT PREPARED BY:  
Clifford J. Rice, RICE & RICE  
100 Lincolnway, Suite 1  
Valparaiso IN 46383  
219-462-0809

Notary Public  
County Recorder

## EXHIBIT "A"

Part of Lot 5 in Candelot Villas, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 91, page 17, in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: Commencing at the most Southwesterly corner of said Lot 5, said point being the point of beginning; thence North 58 degrees 33 minutes 23 seconds East along the Westerly line of said Lot 5, a distance of 145.76 feet to a point of intersection with a non-tangent curve (Northwesterly corner of said Lot 5), concave Northeasterly, having a radius of 350.00 feet and a central angle of 06 degrees 44 minutes 44 seconds; thence Southeasterly along the arc of said curve to the left (along the Northerly line of said Lot 5), from which the local tangent at the beginning point bears South 31 degrees 26 minutes 37 seconds East, a distance of 41.21 feet, said arc subtended by a chord which bears South 34 degrees 48 minutes 59 seconds East, a distance of 41.18 feet to the point of intersection with a non-tangent line; thence South 51 degrees 56 minutes 37 seconds West, a distance of 149.75 feet to a point on the South line of said Lot 5; thence North 30 degrees 53 minutes 08 seconds West, along the Southerly line of said Lot 5, a distance of 58.36 feet to the point of beginning

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