

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 10 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-507214
03/13/2023 09:00 AM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUSTEE'S DEED

PROPER TITLE, LLC


JMP 22-8713710R2

THIS INDENTURE WITNESSETH, that Andrew G. Scudella, successor trustee of the Adrian J. Scudella Revocable Trust dated November 18, 2014 ("Grantor") hereby GRANTS, BARGAINS and CONVEYS to Donna Morin ("Grantee") the following described real estate in Lake County, in the State of Indiana: *J, ** a single woman

SEE ATTACHED EXHIBIT A

The Grantor certifies that this document 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 document as of the date of execution/closing.

Dated this 7 day of MARCH, 2023


TRUSTEE
ANDREW G. SCUDELLA, Successor Trustee

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EXHIBIT A

LOT 57 IN PRAIRIE ESTATES - PHASE 1, AN ADDITION TO THE TOWN OF SCHERERVILLE, AS SHOWN IN PLAT BOOK 88 PAGE 36, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 57 THENCE SOUTH 00 DEGREES 42 MINUTES 52 SECONDS EAST, ALONG THE WEST BOUNDARY LINE SAID LOT 57, A DISTANCE OF 32.00 FEET, TO A POINT OF CURVE; THENCE SOUTHERLY, ALONG SAID WEST BOUNDARY, BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 9.25 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 84 DEGREES 51 MINUTES 48 SECONDS EAST, A DISTANCE OF 148.38 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 57; THENCE SOUTH 00 DEGREES 21 MINUTES 38 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 100.44 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 57; THENCE NORTH 62 DEGREES 53 MINUTES 47 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 57, A DISTANCE OF 177.42 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 57; THENCE NORTHERLY, ALONG THE WEST BOUNDARY OF SAID LOT 57, BEING A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 34.45 FEET, TO THE POINT OF BEGINNING, ALL IN THE TOWN OF SCHERERVILLE, LAKE COUNTY, INDIANA.

Key No.: 45-11-12-378-014.000-036

Commonly known as: 6745 Falcon Drive, Schererville, Indiana 46375