

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-009197

2:25 PM 2023 Mar 24

## TRUSTEE'S DEED

3 THIS INDENTURE WITNESSETH, that Michael L. Halfman and Mary M. Halfman, Trustees of the Halfman Trust dated July 14, 2021 ("Grantor") CONVEY AND TRANSFER to 3491, LLC, an Indiana limited liability company ("Grantee") for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Common Address: 3491 E. 84<sup>th</sup> Place, Hobart, Indiana 46342  
Parcel ID: 45-12-24-353-005.000-046

Subject to real estate taxes, easements, agreements and restrictions of record.

The Trustee herein state that (i) the Trust has not been amended, modified or revoked since execution; (ii) the Trust is in full force and effect as of the date hereof; and (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, the Grantor has executed this Trustee's Deed this 2~~8~~ day of MARCH, 2023.

Halfman Trust dated July 14, 2021

By: [Signature]  
Michael L. Halfman, Trustee

By: [Signature]  
Mary M. Halfman, Trustee

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

MAR 24 2023

Page PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

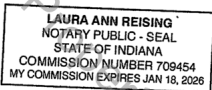


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CASE #  
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STATE OF Ind )  
 ) SS:  
COUNTY OF Porter )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael L. Halfman and Mary M. Halfman, Trustees of the Halfman Trust dated July 14, 2021 and acknowledged the execution of the foregoing Trustee's Deed as their duly authorized, voluntary act and deed. Signed and sealed this 24<sup>th</sup> day of March, 2023.



Laura Ann Reising  
Notary Public  
Laura Ann Reising  
Printed  
County of Residence: Porter  
My Commission Expires: Jan. 18, 2026

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. William A. Ferngren

Mail Tax Statements To:  
CO3491, LLC  
c/o Halfman Trust dated July 14, 2021  
Trustee Michael L. Halfman  
4801 Campbell Street  
Valparaiso, Indiana 46385

This Instrument Prepared By: William A. Ferngren, Esq., Ferngren Law Offices, LLC, 570 Vale Park Road, Suite B, Valparaiso, Indiana 46385, 219-771-0155, bill@ferngrenlaw.com

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3491 E. 84th Pl. Hobart IN 46312

HALFMAN TRUST dated July 14, 2021

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 45-12-24-353-005.000-046

Part of Lot 1 in C. & O. Industrial Park, as per plat thereof, in Plat Book 45, page 28 in the Office of the Recorder of Lake County, Indiana, described as commencing at the Southwest corner of said Lot 1; thence S 89° 26' 08" E along the South line of said Lot 1, 814.65 feet to the point of beginning; thence N 00° 33' 52" E, 217.01 feet to the South line of 83rd Place; thence S 89° 26' 08" E, along said South line, 35.00 feet; thence Northeasterly along said South line, along a circular curve whose Radius = 168.19 feet, Tangent = 39.71 feet, deflection angle = 26° 34' 16" a distance of 78.00 feet along said curve; thence S 40° 40' 06" E, 312.18 feet to the South line of said Lot 1; thence N 89° 26' 08" W, along said South line, 316.00 feet to the point of beginning.

County of Lake County Recorder