

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-009199

2:25 PM 2023 Mar 24

## TRUSTEE'S DEED

3  
THIS INDENTURE WITNESSETH, that Michael L. Halfman, Trustee of the Halfman Joint Trust Agreement dated June 20, 2018 ("Grantor") CONVEY AND TRANSFER to 3495, 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: 3495 E. 84<sup>th</sup> Place, Hobart, Indiana 46342  
Parcel ID: 45-12-24-351-011.000-046

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execution; (ii) the Trust is in full force and effect as of the date hereof; and (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.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 24 day of MARCH, 2023.

Halfman Joint Trust Agreement  
Dated June 20, 2018

By: *[Signature]*  
Michael L. Halfman, Trustee

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

Page 1 of 2

MAR 24 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



*[Handwritten initials]*  
CASA - 1  
*[Handwritten mark]*

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STATE OF Ind. )  
 ) SS:  
COUNTY OF Poston )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael L. Halfman, Trustee of the Halfman Joint Trust Agreement dated June 20, 2018 and acknowledged the execution of the foregoing Trustee's Deed as his duly authorized, voluntary act and deed. Signed and sealed this 24<sup>th</sup> day of March, 2023.

LAURA ANN REISING  
NOTARY PUBLIC - SEAL  
STATE OF INDIANA  
COMMISSION NUMBER 709454  
MY COMMISSION EXPIRES JAN 18, 2026

Laura Ann Reising  
Notary Public  
Laura Ann Reising  
Printed  
County of Residence: Poston  
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:  
CO3495, LLC  
c/o Halfman Joint Trust Agreement  
dated June 20, 2018  
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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~~Part of Lot 1; C & O Industrial Park, as shown in Plat Book 45, page 28, in Lake County, Indiana described as beginning at a point on the East Line of said Lot 1 and 150.88 feet South of the Northeast corner of said Lot 1; Thence South 00 degrees 07 minutes 00 seconds West along said East line; 302.88 feet; thence North 67 degrees 59 minutes 35 seconds West, 293.30 feet to the Easterly line of 83<sup>rd</sup>/84<sup>th</sup> Place; thence Northerly along said Easterly line, 204.84 feet; thence South 89 degrees 26 minutes 08 seconds East and parallel with the South line of said Lot 1, 298.83 feet to the point of beginning.~~

**Parcel Number:** 45-12-24-351-011.000-046

**Common Address:** 3495 E. 84<sup>th</sup> Pl., Hobart, IN 46342

Property of Lake County Recorder