

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2023-509882  
04/05/2023 11:02 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 4

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

Apr 05 2023 SLG

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2020-094576  
2020 Dec 21 8:50 AM  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

\* Please re-record to add 2nd parcel and legal.

## TRUSTEE'S DEED

File No.: FNW2005667-DS

THIS INDENTURE WITNESSETH, That Scott D. Vanderlee, as Trustee of Scott D. Vanderlee under trust agreement dated December 16, 2004 (Grantor) CONVEY(S) to Mark E. Engle and Yvette M. Engle, husband and wife (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other 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

Property: 11853 Heron Lake Road, Saint John, IN 46373

Tax ID No.: 45-11-20-405-002.000-035 & 45-11-20-405-010.000-035

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

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its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 14th day of December, 2020.

Scott D. Vanderlee, as Trustee of Scott D. Vanderlee under trust agreement dated December 16, 2004

BY: Scott D. Vanderlee, as Trustee  
Scott D. Vanderlee, as Trustee

State of Indiana

County of Lake

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Scott D. Vanderlee, as Trustee of Scott D. Vanderlee under trust agreement dated December 16, 2004 who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 14th day of December 2020

Signature: [Signature]  
Printed: Dawn Stanley  
Resident of: Lake County

DAWN STANLEY  
Commission Number 714548  
My Commission Expires 07/29/26  
County of Residence Lake County

State of: INDIANA

My Commission expires: July 29, 2026

Prepared By: Timothy R. Kulper  
Austgen Kulper Jasaitis P.C.  
130 North Main Street, Crown Point, IN 46307

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
DEC 16 2020  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Grantee's Address and Tax Billing Address: 11853 Heron Lake Road  
Saint John, IN 46373

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: Dawn Stanley.

FIDELITY - HIGHLAND

FNW2005667

FNW2005667

26  
8

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**Return To:** Mark E. Engle and Yvette M. Engle  
11853 Heron Lake Road  
Saint John, IN 46373

Property of Lake County Recorder

## CERTIFICATE OF PROOF

File No.: FNW2005667-DS

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached.

Debbie Noworyta  
Witness Signature

Debbie Noworyta  
Witness Name

PROOF:

STATE OF IN

COUNTY OF Lake

Before me, a Notary Public in and for said County and State, on December 14, 2020, personally appeared Scott D. Vanderlee, as Trustee of Scott D. Vanderlee under trust agreement dated December 16, 2004 the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

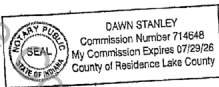
[Signature]  
NOTARY PUBLIC

Printed: Dawn Stanley

Resident of: Lake County

State of: INDIANA

My Commission expires: July 29, 2026



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## LEGAL DESCRIPTION

Order No.: FNW2005667

For APN/Parcel ID(s): 45-11-20-405-002.000-035 and 45-11-20-405-010.000-035  
For Tax Map ID(s): 45-11-20-405-002.000-035 and 45-11-20-405-010.000-035

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PARCEL 1:

LOT 23 IN HERON LAKE ADDITION, UNIT 3, TO THE TOWN OF ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 94, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

Part of Outlot B in HERON LAKE ADDITION, UNIT 2, in the Town of St. John, Indiana, as shown in Plat Book 82, Page 98, in the Office of the Recorder of Lake County, Indiana, which part of said Outlot B is bounded and described as follows: Beginning at the Southwest corner of Lot 23 in HERON LAKE ADD., UNIT 3, as shown in Plat Book 80, Page 94, in the Office of the Recorder of Lake County, Indiana, thence Northeasterly, along the Southerly line of said Lot 23, being a curve concave to the Southeast and having a radius of 250 feet, an arc distance of 80.22 feet to the Southeast corner thereof; thence S. 25°46'18"E along the Southerly extension of the Easterly line of said Lot 23, distance of 55.0 feet more or less, to the Normal Shoreline of Heron Lake, thence Southwesterly, along said Normal Shoreline, 63.3 feet, more or less, to a point on the Southeasterly extension of the Westerly line of said Lot 23; thence N.44°09'27"W., along said extension, 80.0 feet, more or less, to the point of beginning.