

# NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023-512195  
04/26/2023 12:34 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG # : 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## TRUSTEE'S DEED

TAX: I.D. NO. 45-07-27-327-022.000-026

THIS INDENTURE WITNESSETH, That DALE C. GARD, TRUSTEE UNDER THE PROVISIONS OF THE GARD LIVING TRUST, DATED OCTOBER 10, 2011, (GRANTOR), of LAKE County in the State of INDIANA, CONVEYS TO DALE C. GARD, (GRANTEE) of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 338, SOUTHTOWN ESTATES 7<sup>TH</sup> ADDITION TO THE TOWN OF HIGHLAND, AS SHOWN IN PLAT BOOK 37, PAGE 98, IN LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 3405 - 42<sup>ND</sup> STREET, HIGHLAND, IN 46322

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2022 TAXES PAYABLE 2023, 2023 TAXES PAYABLE 2024 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

THE GRANTOR CERTIFIES THAT THIS DEED 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 DEED AS OF THE DATE OF EXECUTION.

NO MONIES HAVE BEEN EXCHANGED FOR THIS TRANSFER OF REAL ESTATE.

Community Title Company  
File No. 2326206

Dated this 19<sup>th</sup> day of April, 2023.

Dale C. Gard - Trustee  
DALE C. GARD, TRUSTEE UNDER THE PROVISIONS OF THE  
GARD LIVING TRUST, DATED OCTOBER 10, 2011



STATE OF INDIANA, COUNTY OF Lake ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 19<sup>th</sup> day of April, 2023, personally appeared: DALE C. GARD, TRUSTEE UNDER THE PROVISIONS OF THE GARD LIVING TRUST, DATED OCTOBER 10, 2011 and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 690968  
My commission expires: 9/18/2024 Signature Elizabeth Cunningham

No Sales Disclosure Needed

Apr 25 2023

By: JAG

Office of the Lake County Assessor

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Resident of Lake County Printed Elizabeth Cunningham Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45  
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303  
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form  
of holding ownership. All information used supplied by title company

RETURN DEED TO: GRANTEE: 3405 - 42<sup>ND</sup> STREET, HIGHLAND, IN 46322  
GRANTEE STREET OR RURAL ROUTE ADDRESS: 3405 - 42<sup>ND</sup> STREET, HIGHLAND, IN 46322  
SEND TAX BILLS TO: GRANTEE: 3405 - 42<sup>ND</sup> STREET, HIGHLAND, IN 46322

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.

Elizabeth Cunningham Elizabeth Cunningham  
Signature Printed Name