

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 26 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-512265
04/26/2023 02:43 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

TRUSTEE'S DEED

File No.: CTNW2300768
CT Hobart LLC

THIS INDENTURE WITNESSETH, That Lynn D. Charlebois, as Successor Trustee of the Gwen K. Blandford Revocable Trust dated April 4, 2008 (Grantor) **CONVEY(S)** to Trenten Handley (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: 604 N Kelly St, Hobart, IN 46342

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its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.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 20 day of April, 2023.

Lynn D. Charlebois, as Successor Trustee of the Gwen K. Blandford Revocable Trust dated April 4, 2008

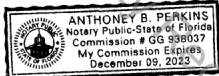
By: Lynn D. Charlebois as Trustee
Lynn D. Charlebois, Successor Trustee
Gwen K. Blandford Revocable Trust dated April 4, 2008

STATE OF Florida
COUNTY OF Hillsborough

Before me, a Notary Public in and for said County and State, personally appeared Lynn D. Charlebois, Successor Trustee of the Gwen K. Blandford Revocable Trust dated April 4, 2008, 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 20th day of April, 2023

Signature: [Signature]
Printed: Anthony B. Perkins
Resident of: Hillsborough County
State of: Florida
My Commission expires: Dec. 09, 2023



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 604 N Kelly St, Hobart, IN 46342

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: Dena Phillips Farling.

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 45-09-29-202-007.000-018

PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE 2ND PRINCIPAL MERIDIAN IN THE CITY OF HOBART, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 25 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ON THE SOUTH LINE THEREOF, 243 FEET TO THE CENTER LINE OF DEEP RIVER; THENCE NORTH ALONG SAID CENTER LINE 150 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 243 FEET TO A POINT 25 FEET WEST OF THE EAST LINE THEREOF; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING: A PART OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 7 WEST IN THE CITY OF HOBART, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1" IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF RAND STREET (39TH AVENUE) WITH THE CENTERLINE OF KELLY STREET, THENCE NORTH 88 DEGREES 49 MINUTES 00 SECONDS WEST (DEED RECORD 674942) ALONG THE CENTERLINE OF RAND STREET A DISTANCE OF 111.00 FEET, THENCE NORTH 01 DEGREES 11 MINUTES 00 SECONDS EAST A DISTANCE OF 30.00 FEET TO THE EXISTING NORTH RIGHT-OF-WAY OF RAND STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE DESCRIPTION, THENCE ALONG THE EXISTING RIGHT-OF-WAY NORTH 88 DEGREES 49 MINUTES 00 SECONDS WEST A DISTANCE OF 159.62 FEET TO THE CENTERLINE OF DEEP RIVER, THENCE ALONG THE CENTERLINE OF DEEP RIVER NORTH 03 DEGREES 49 MINUTES 02 SECONDS WEST A DISTANCE OF 15.06 FEET TO A POINT ON PROPOSED RIGHT-OF-WAY, THENCE ALONG PROPOSED RIGHT-OF-WAY SOUTH 88 DEGREES 49 MINUTES 00 SECONDS EAST A DISTANCE OF 45.94 FEET, THENCE SOUTH 81 DEGREES 23 MINUTES 07 SECONDS EAST A DISTANCE OF 115.97 FEET TO THE POINT OF BEGINNING.

Lake County Recorder