

NOT AN OFFICIAL DOCUMENT

2023-529689
09/11/2023 03:16 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 31 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

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TAX: LD. NO. 45-11-07-179-022-000-034

THIS INDENTURE WITNESSETH, That WAYNE A. SWART, SR. AND CATHERINE S. SWART, AS TRUSTEES OF THE WAYNE A. SWART, SR. AND CATHERINE S. SWART TRUST AS RESTATED JULY 13, 2011 (GRANTORS), of LAKE County in the State of INDIANA, CONVEYS TO JENNIFER J. JOOS AND TERRANCE M. JOOS, WIFE AND HUSBAND (GRANTEES) 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:

THE SOUTH 47.0 FEET OF LOT 15 IN BRIAR CROSSINGS SUBDIVISION PHASE 2, AN ADDITION TO THE TOWN OF DYER, LAKE COUNTY, INDIANA, AS PER FLAT THEREOF RECORDED IN PLAT BOOK 89, PAGE 81 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 1537 SCHALLER LANE, DYER, INDIANA 46311

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.

Dated this 29 day of August, 2023.

AT
**No Record to keep
CRAIG

Wayne A. Swart, Sr.
WAYNE A. SWART, SR., AS TRUSTEE OF THE WAYNE A. SWART, SR. AND CATHERINE S. SWART TRUST AS RESTATED JULY 13, 2011

Catherine S. Swart
CATHERINE S. SWART, AS TRUSTEE OF THE WAYNE A. SWART, SR. AND CATHERINE S. SWART TRUST AS RESTATED JULY 13, 2011

STATE OF INDIANA, COUNTY OF LAKE) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 29 day of August, 2023 personally appeared WAYNE A. SWART, SR. AND CATHERINE S. SWART, AS TRUSTEES OF THE WAYNE A. SWART, SR. AND CATHERINE S. SWART TRUST AS RESTATED JULY 13, 2011 acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 698305
My commission expires: 3/22/2025
Resident of LAKE County
Signature: [Signature]
Printed: ELIZABETH R. KIRKIE 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: GRANTEES
GRANTEE STREET OR RURAL ROUTE ADDRESS: 1537 SCHALLER LANE, DYER, INDIANA 46311
SEND TAX BILLS TO: GRANTEES

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.

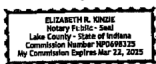
[Signature]
Signature: ELIZABETH R. KIRKIE
Printed Name

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 11 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

No Sales Disclosure Needed
Sep 11 2023
By: FGR
Office of the Lake County Assessor



Community Title Company
File No. 2321754