SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 05 2023 BDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

> Mail Tax Bills To: Ms. Sandra Gardner 356 - 43rd Court Griffith, IN 46319

RECORDER

RECORDED AS PRESENTED

Key No.: 45-07-26-301-027.000-006

## TRUSTEES' DEED

CAROL GARDNER-LOPEZ AND SANDRA GARDNER, as Successor Trustees, having full power and authority to execute this document, in accordance with and pursuant to the terms and provisions of the Catherine A. Gardner Living Trust Dated September 14, 2016, for good and sufficient consideration, convey to:

## SANDRA GARDNER

the following described real estate in Lake County, State of Indiana, to-wit:

The East 60.00 feet of the North 73.70 feet of Tract 7 in West Haven Manor. a Planned Unit Development in the Town of Griffith, Indiana, as per record plat thereof appearing in Plat Book 96, in the Office of the Recorder of Lake County, Indiana.

Commonly Known As: 356 – 43rd Court, Griffith, IN 46319 Grantees' Addresses: Sandra Gardner, 356-43rd Ct. Griffith, IN 46319 Carol Gardner-Lopez.723-42rd Avenue, Griffith, IN 46319

## Subject to the following:

- 1. Real estate taxes and assessments for the year 2023 payable in 2024, and all years subsequent thereto.
- 2. Easements, covenants and restrictions contained in prior instruments of record; all building and zoning laws, ordinances, legal drains, rightsof-way, and other matters which would be disclosed by an accurate survey of the premises.
- 3. Liens and encumbrances, if any, created by the acts of the herein grantee.

IN WITNESS Whereof, the said Sandra Gardner and Carol Gardner-Lopez, Successor Trustees of the Catherine A. Gardner Living Trust Dated September 14, 2016. have hereunto set their hand this 27th day of September, 2023.

Carol Gardner-Lopez, Successor Trustee Catherine A. Gardner Living Trust dated September 14, 2016

Sandra Mardner Sandra Gardner, Successor Trustee Catherine A. Gardner Living Trust dated September 14, 2016

## NOT AN OFFICIAL DOCUMENT

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STATE OF INDIANA

COUNTY OF LAKE	) SS: )	
Before me, the undersigned, a Notary Public in and for said County and State, this 27th day of September, 2023 Personally appeared: Sandra Gardner and Carol Gardner-Lopez, Successor Trustees under the Catherine A. Gardner Living Trust Dated September 14, 2016 and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.		
WITNESS MY HAND AND SEAL this 27	7 <sup>th</sup> day of <u>September, 2023.</u>	Milliminiminiminiminiminiminiminiminimini
My Commission Expires: 2/13/2026		NOTARY PUBLIC SEAL
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Lesa A. Potacki, Notary Public		
Resident of Lake County, Indiana		
	Resident of Lake County, Inc	
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		Op.

Laffirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/Gary P. Bonk

This Instrument Prepared By: Gary P. Bonk, Attorney at Law (Attorney No. 20519-45)

900 Parker Place, Suite A Schererville, Indiana 46375 (219) 864-7800