

2023-13304
10/06/2023 01:00 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED

Oct 06 2023 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Return Recorded Instrument to:
Hilbrich Law Firm
2637 45th St.
Highland, IN 46322

PARCEL #45-07-34-432-009.000-006

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

AFFIDAVIT OF CERTIFICATION OF TRUST

KATHY L. SCHULTZ who resides at: 302 N. Lindberg St., Griffith, Lake County, Indiana 46319, being sworn upon oath, states and certifies that:

1. She is the duly appointed and acting, surviving Trustee to the GARY R. CULP TRUST Dated March 15, 2016.
2. The GARY R. CULP TRUST Dated March 15, 2016 is in existence and is in full force and effect and was not revoked before the death of GARY R. CULP, Settlor/Grantor.
3. The original Trustee and Settlor/Grantor, GARY R. CULP died October 28, 2021, a resident of Lake County, Indiana, and said Trust became irrevocable upon the death of GARY R. CULP.
4. At the death of GARY R. CULP, the GARY R. CULP TRUST was the owner of an undivided

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thirty percent (30%) interest in the following described real estate:

LOT 13 AND THE SOUTHEASTERLY 24 FEET OF LOT 14 IN WOODLAWN SECOND ADDITION TO GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: **302 N. LINDBERG ST., GRIFFITH, IN 46319**

5. That under the terms of the First Amendment Dated June 23, 2021 to the Declaration of Trust known as the GARY R. CULP TRUST Dated March 15, 2016, GARY R. CULP and KATHY L. SCHULTZ were named to act as Co-Trustees. That following the death of GARY R. CULP on the date given above, KATHY L. SCHULTZ was the surviving Trustee of said trust. That she has continued to act in said capacity since the death of GARY R. CULP.

6. That the powers granted to the Co-Trustees by the original Deed in Trust executed by GARY R. CULP on March 15, 2016, conveying title to GARY R. CULP, as Trustee, the Trust Agreement, and Amendment thereto, do include the power to convey and vest the real estate pursuant to the terms of the Trust.

7. The undersigned makes this Affidavit of Certification of Trust for the purposes of showing current status of the GARY R. CULP TRUST Dated March 15, 2016, further stating that the Trustee has been acting as surviving Trustee since the date of death of the original Trustee and Trustor/Settlor, GARY R. CULP on October 28, 2021, and that the surviving Trustee has the right to act for and on behalf of the Trust, and to remove the life estate reserved by GARY R. CULP in the original Deed in Trust dated March 15, 2016 and recorded as Document #2016 017248 on March 22, 2016 in the office of the Recorder of Lake County, Indiana, and Trustee hereby removes said life estate retained by GARY R. CULP in the original Deed in Trust.

8. That all interest in the property transferred is a result of the death of GARY R. CULP pursuant to the terms of said GARY R. CULP TRUST.

IN WITNESS WHEREOF, the undersigned Trustees has executed this Affidavit of Certification of Trust on this 3rd day of October, 2023.



KATHY L. SCHULTZ, Trustee
GARY R. CULP TRUST Dated March 15, 2016

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, on this 3 day of October, 2023, personally appeared KATHY L. SCHULTZ, Trustee of the GARY L. CULP TRUST Dated March 15, 2016, known to me to be said person or who provided sufficient proof that she is the person identified above, and who acknowledged the execution of the foregoing Affidavit of Certification of Trust as her voluntary act for the purposes stated therein.



Michelle A. Pramuk
Notary Public Signature

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.

William J. Cunningham, Attorney at Law

THIS INSTRUMENT PREPARED BY:

William J. Cunningham, Esq. (#3471-45)

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