

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 06 2023 LM

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

2023 OCT 06 11:00 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

MAIL TAX BILLS TO:

Ms. Kathy L. Schultz et al  
302 N. Lindberg St.  
Griffith, IN 46319

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

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH that **KATHY L. SCHULTZ**, surviving Trustee under the provisions of a Trust Agreement known as the **GARY R. CULP TRUST** Dated March 15, 2016, residing at 302 N. Lindberg St., Griffith, Lake County, Indiana 46319, hereby grants, bargains, sells and conveys an undivided Thirty Percent (30%) interest to: **NICHOLAS R. CULP**, of 343 N. Jay St., Lake County, Griffith, Indiana 46319, **JUSTIN P. CULP**, of 1422 Stanton Ave., Unit 2, Whiting, Lake County, Indiana 46394, and **KELLEY C. PEREZ**, 10812 Lake Gardens Dr., Apt. C, Dallas, Dallas County, Texas 75218, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, the following Real Estate in Lake County, in the State of Indiana, to wit:

**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**

This conveyance is made subject to the following:

1. A life estate granted to **KATHY L. SCHULTZ** under the provisions of the aforementioned Gary R. Culp Trust Dated March 15, 2016;
2. The terms, covenants, easements, limitations and restrictions contained in any instrument of record affecting the use or occupancy of said real estate;
3. All applicable subdivision, building and zoning laws of the governmental bodies having

# NOT AN OFFICIAL DOCUMENT

- jurisdiction of the above described realty;
4. Real Estate taxes for the year 2022 payable in 2023, and subsequent years;
  5. Roads and highways, streets and alleys;
  6. Limitation by fences and/or other established boundary lines; and
  7. Easements, if any, for established ditches and/or drains.

The Grantor, as surviving Trustee under said Trust and First Amendment thereto, hereby certifies that: under the specific terms of the Trust and Amendment thereto, and under Indiana Code, she is permitted to sell and convey the above-described real estate.

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of the Deed conveying title in and to the Trust delivered to the said original Trustee in pursuance of the Trust Agreement thereto as above mentioned.

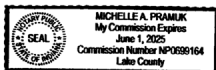
IN WITNESS WHEREOF, the said KATHY L. SCHULTZ, Trustee of the GARY R. CULP TRUST Dated March 15, 2016 has executed this Trustee's Deed this 3rd day of October, 2023.

  
KATHY L. SCHULTZ, Trustee

GARY L. CULP TRUST Dated March 15, 2016

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 Trustee's Deed as her voluntary act for the purposes stated therein.



  
Notary Public Signature

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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, Attorney (#3471-45)

**HILBRICH CUNNINGHAM DOBOSZ VINOVICH & SANDOVAL, LLP**

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Property of Lake County Recorder