

NOT AN OFFICIAL DOCUMENT

2

MAIL TAX BILLS TO:

Nancy J. Anders
749 Courtney Drive
Crown Point, Indiana 46307
Grantee's Address Above

GINA PIMENTEL
RECORDER

2023-028653

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

8:51 AM 2023 Oct 17

TRUSTEES' DEED

This indenture witnesses that

HERBERT J. ANDERS, by and through his Attorney in Fact, MARSHA J. ANDERS a/k/a MARSHA JEAN ANDERS, and NANCY J. ANDERS, as Co-Successor Trustees of the Marilyn J. Anders Declaration of Trust dated June 1, 1990,

Transfer and Convey to

NANCY J. ANDERS, individually,
of Lake County, Indiana

for no consideration but as an inheritance or trust distribution as provided therein (with agreement of all trust beneficiaries being the Co-Trustees herein), the following Real Estate in Lake County, State of Indiana:

LOT 24 IN COURTNEY ESTATES, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 68, PAGE 24, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Commonly known as: 749 Courtney Drive, Crown Point, Indiana 46307
Tax Key No: 45-16-17-231-015-000-042

Subject To: all unpaid real estate taxes and assessments for 2022 payable in 2023, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

This conveyance is executed pursuant to, and in exercise of, the powers and authority granted to and vested in said Co-Successor Trustees pursuant to the Trust Agreement mentioned above.

Dated: September 27, 2023

Dated: September 21, 2023

Herbert J. Anders by Marsha J. Anders Attorney in Fact
HERBERT J. ANDERS by MARSHA J. ANDERS
a/k/a MARSHA JEAN ANDERS, his Attorney in Fact

Nancy J. Anders
NANCY J. ANDERS, as Co-Successor Trustee
of the Marilyn J. Anders Declaration of Trust
dated June 1, 1990

DULY EXECUTED AND DECLARED TO BE THE
FINAL ACCEPTANCE FOR TRANSFER

OCT 16 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25-
7337
am

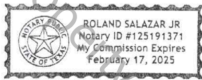


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State of Texas)
County of ~~Harris~~ Montgomery

Before me, the undersigned, a Notary Public for said County and State, on September 27, 2023, appeared **HERBERT J. ANDERS by MARSHA J. ANDERS a/k/a MARSHA JEAN ANDERS, Attorney-in-Fact**, as Trustee, and acknowledged execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



[Signature]
Notary Public

State of Indiana)
County of Lake)

Before me, the undersigned, a Notary Public for said County and State, on September 21, 2023, personally appeared **NANCY J. ANDERS**, and acknowledged execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



[Signature]
Kent A. Jeffirs, Notary Public

This deed is being executed by **Marsha J. Anders a/k/a Marsha Jean Anders** as Attorney-in-Fact for and on behalf of **Herbert J. Anders** pursuant to a Durable Power of Attorney dated November 30, 2022 and recorded on _____, 2023 as Document No. 2023-_____ in the Office of the Recorder of Lake County, Indiana, which Power of Attorney has not been revoked and remains in full force and effect as of the execution hereof.

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307.

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.

/s/ Kent A. Jeffirs
Kent A. Jeffirs