

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 18 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Grantee Address and
Mail Tax Bills to:
1903 Maplewood Ln.
Munster, IN 46321

Parcel No.
45-07-32-326-032.000-027

DEED INTO TRUST

THIS INDENTURE WITNESSETH that **ANGELIQUE D. BROWN A/K/A ANGELIQUE BROWN**, of Lake County, State of Indiana ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to **MARK A. ROBINSON AND ANGELIQUE BROWN, TRUSTEES OF THE ROBINSON-BROWN 2023 TRUST DATED OCTOBER 13, 2023**, the following described real estate in Lake County, Indiana, to-wit:

Lot 167, Block 2, White Oak Estates, as shown in Plat Book 76, Page 60, and amended by Certificate of Correction recorded as Instrument No. 95006389, Lake County, Indiana.

commonly known as 1903 Maplewood Lane, Munster, Indiana 46321

Mark A. Robinson and Angelique D. Brown a/k/a Angelique Brown have a beneficial interest in the trust described above, will occupy the real estate described above, and meet the requirements of Indiana Code 6-1.1-12-17.9 for a trust entitled to deductions.

In the event of the death, resignation, or incapacity of either Mark A. Robinson or Angelique Brown, as Trustee, or either of them cease to be Trustee for any reason, then the other one shall serve as Trustee alone. In the event of the death, resignation, or incapacity of both Mark A. Robinson and Angelique Brown, as Trustee, or both of them cease to be Trustee for any reason, then the successor Trustee(s) shall become, without any further act, deed, or conveyance, vested with all the title, right and interest in and to the real estate herein described. Full power and authority is hereby granted to said Trustee and to said Trustee's successor and successors in trust to mortgage, sell, and convey such real estate.

In no case shall any party dealing with such Trustees in relation to the real estate or to whom the real estate or any part thereof shall be sold or conveyed be obliged to see that the terms of the

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NOT AN OFFICIAL DOCUMENT

Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, or other instrument executed by the Trustees in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance or other instrument:

- (a) That at the time of the delivery thereof the trust created by the Trust Agreement was in full force and effect;
- (b) That such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this deed and in the trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder;
- (c) That the Trustees or their successor or successors in trust were duly authorized and empowered to execute and deliver every such deed, trust deed or other instrument; and
- (d) If the conveyance is made by or to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

Neither the Trustees nor their successor or successors in trust shall be personally liable upon any conveyance of the real estate, either by deed or mortgage. Any successor Trustee shall possess all of the powers herein granted to the original Trustees in the absence, death, or inability to act on the part of such Trustees, and any conveyance or mortgage by such successor Trustees shall be conclusive evidence of such Trustees' authority to execute such deed or mortgage.

We hereby elect to treat the property as matrimonial property as that term is defined in Ind. Code 30-4-3-35.

