

2023-53 875
12 06 2023 10 55 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 06 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

This indenture witnesseth that **Garry F. Taraba, Successor Trustee of the Leonard J. Taraba Living Trust, dated January 16, 2019**, releases and quit claims to **Guy M. Taraba and Terri L. Hamel-Taraba, Husband and Wife**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

LOT 99 IN MEADOWBROOK PHASES 3, 4, AND 5, IN THE TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 90, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 417 Meadowbrook Drive, Lowell, IN 46356
Parcel No. 45-19-27-280-016.000-038

Subject To: All unpaid real estate taxes and assessments, Storm Water assessments, Conservancy District assessments and River Basin assessments for 2023 payable in 2024, and for all real estate taxes and assessments, Storm Water assessments, Conservancy District assessments and River Basin 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.

Subject To: Covenants, conditions, restrictions, easements and building lines as shown in the plat of Meadowbrook Phases 3, 4 and 5 Subdivision recorded in Plat Book 80, Page 90. CCRs recorded in Document Nos. 91062805, 92005792 with Amendment in Document Nos. 92008397, 95004405, 95040229, 97005805, 97006212.

This Trustee's Deed additionally conveys all rights in the life estate of Leonard J. Taraba, deceased, as was reserved in deed recorded January 24, 2019 as Instrument No. 2019 005724.

Grantees' Address and
Mail Tax Bills To:

Guy M. Taraba and Terri L. Hamel-Taraba
417 Meadowbrook Drive
Lowell, IN 46356

NOT AN OFFICIAL DOCUMENT

Dated this 22 day of November, 2023.

Garry F. Taraba as, Successor Trustee
Garry F. Taraba, as Successor Trustee

STATE OF Florida
COUNTY OF St. Lucie

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of November, 2023, personally appeared **Garry F. Taraba, Successor Trustee of the Leonard J. Taraba Living Trust, dated January 16, 2019**, and acknowledged the execution of the foregoing deed.

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



Rosa Barajas
Notary Public

My Commission Expires: 8-17-2027
County of Residence: St. Lucie

FL Driver License
physical presence

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. **Mark R. Anderson**

/s/ Mark R. Anderson

This instrument prepared by: **Mark R. Anderson, #21524-53**
Anderson & Anderson, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892