

NOT AN OFFICIAL DOCUMENT

2023-12-06 12:58 AM
TOTAL FEES 2.00

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

BY: JAS
PG #: 3
RECORDED AS PRESENTED

GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 06 2023 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-07-32-378-029.000-027

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH THAT

Gail L. Vargas Larson, as Trustee, under the Gail L. Vargas Larson Revocable Living Trust, dated November 4, 2004,

CONVEY(S) AND WARRANT(S) TO

Maria M. Gerace and Nicola Vartuli, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

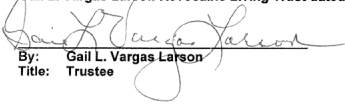
Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly authorized and has/have been fully empowered, by the trust document to execute and deliver this deed; that said Trust has not been amended and said Trust is still in force and effect.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4th day of December 2023.

Gail L. Vargas Larson Revocable Living Trust dated November 4, 2004


By: Gail L. Vargas Larson
Title: Trustee

MTC File No.: 23-26819 (UD)

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State of District of Columbia, County of District of Columbia ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Gail L. Vargas Larson as Trustee under the Gail L. Vargas Larson Revocable Living Trust dated November 4, 2004**, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 4th day of December 2023, _____.

08/14/2024

My Commission Expires: _____

Commission No. _____

District of Columbia

Notary Public County and State of Residence _____

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

1849 Windfield Drive
Munster, IN 46321

Signature of Notary Public

Victor Sosa

Printed Name of Notary



Grantee's Address and Mail Tax Statements To:

1849 Windfield Drive
Munster, IN 46321

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

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EXHIBIT A

Part of Lot 15, The Townhomes at White Oak Estates, Block 7, to the Town of Munster, Lake County, Indiana, as recorded in Plat Book 86, page 67 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Northeast corner of said Lot 15; thence South 00°31'56" West, along the Easterly line of Lot 15, a distance of 62.54 feet; thence North 81°44'57" West, a distance of 110.19 feet to the Westerly line of Lot 15; thence North 08°15'03" East, along the Westerly line of Lot 15, a distance of 70.81 feet to the Northwest corner of Lot 15; thence South 76°46'49" East, along the Northerly line of Lot 15, a distance of 102.18 feet, to the place of beginning, all in the Town of Munster, Lake County, Indiana.