

NOT AN OFFICIAL DOCUMENT

2024-501013
01/17/2024 10:28 AM
TOTAL FEES: 2.00
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

Jan 17 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED

File No.: FNW2303070

THIS INDENTURE WITNESSETH, That Timone A. Davis, as Trustee of the Timone A. Davis Trust dated September 10, 2019 (Grantor) **CONVEY(S)** to Anthony Thomas Poulos and Selena Marie Poulos, husband and wife

(Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

Lot 78 in Harvest Ridge Phase 3, as per plat thereof, recorded in Plat Book 76 page 50, in the Office of the Recorder of Lake County, Indiana.

Property: 1260 W. 98th Ave., Crown Point, IN 46307

Tax ID No.: 45-12-33-405-015.000-029

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

IN WITNESS WHEREOF, Grantor has executed this deed this 29th day of December, 2023.

Timone A. Davis Trust dated September 10, 2019

By: Timone A. Davis
Timone A. Davis, as Trustee

FIDELITY NATIONAL TITLE
FNW2303070

Property of Lake County Recorder

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State of Hawaii

County of Hawaii

Before me, a Notary Public in and for said County and State, personally appeared Timone A. Davis, as Trustee of the Timone A. Davis Trust dated September 10, 2019, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of December, 2023

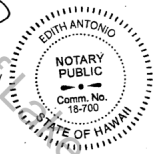
Signature: [Handwritten Signature]

Printed: Edith Antonio

Resident of: Hawaii County

State of: Hawaii

My Commission expires: 12/16/2026



Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 1260 W. 98th Ave.
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: Shannon Stitener.

Doc Date: 12/29/2023 # Pages: 2
Notary Name: Edith Antonio Third Circuit
Doc. Description: Trustee's Deed (Stamp or Seal)
Notary Signature: [Handwritten Signature] Date: 12/29/2023

