

NOT AN OFFICIAL DOCUMENT

2/13/2024 5:44:37
02/13/2024 03:00 PM
TOTAL FEE: 23.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 13 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-08-07-404-012.000-004

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH THAT

Luis Nevarez Talavera as Co-Trustee and Claudia E. Resendez Botello as Co-Trustee of The Luis Nevarez Talavera and Claudia Resendez Botello Revocable Living Trust dated April 21, 2020

CONVEY(S) AND WARRANT(S) TO

Toya L. Williams, an unmarried person, 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"

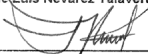
Subject to Real Estate taxes now due and payable and thereafter.


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 9th day of February, 2024.

The Luis Nevarez Talavera and Claudia Resendez Botello Revocable Living Trust dated April 21, 2020


By: Luis Nevarez Talavera
Title: Co-Trustee


By: Claudia E. Resendez Botello
Title: Co-Trustee

MTC File No.: 24-2224 (UD)

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State of California, County of Riverside ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Luis Nevarez Talavera, Co-Trustee of The Luis Nevarez Talavera and Claudia Resendez Botello Revocable Living Trust dated April 21, 2020, and Claudia E. Resendez Botello, Co-Trustee of The Luis Nevarez Talavera and Claudia Resendez Botello Revocable Living Trust dated April 21, 2020 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 9 day of February, 2024.

May 17, 2024
My Commission Expires:

2402561
Commission No.

San Bernardino, California
Notary Public County and State of Residence

This instrument was prepared by:

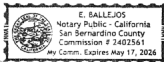
Andrew R. Drake, Attorney-at-Law
Meridian Title Corporation
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077

Property Address:

1571 Noble Street
Gary, IN 46404

[Signature]
Signature of Notary Public

E. Ballejos
Printed Name of Notary



Grantee's Address and Mail Tax Statements To:

1571 Noble Street
Gary, IN 46404

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. Andrew R. Drake

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EXHIBIT A

The South 45 feet 0 inches of Lot Twelve (12) and the North 5 feet 0 inches of Lot Thirteen (13), except the East 10 feet 0 inches thereof dedicated for alley, Block One (1) Winters Powers Addition, Gary, Lake County, Indiana.

Property of Lake County Recorder