

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER

2024-016432

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

8:34 AM 2024 Jun 21

**MAIL TAX BILLS TO  
AND GRANTEE'S ADDRESS:**

Joyce A. Knipper and Ralph Brian Knipper, Trustees  
6601 E. 145<sup>th</sup> Avenue  
Hebron, IN 46341

TAX KEY NO: 45-17-32-301-001.000-044

**REAL ESTATE ADDRESS:**

6601 E. 145<sup>th</sup> Avenue  
Hebron, IN 46341

**TRUSTEE'S DEED**

**This Indenture Witnesseth that Joyce A. Knipper** as Trustee, under the provisions of the Ralph E. Knipper and Joyce A. Knipper 2015 Revocable Trust U/A 2/18/15, does hereby grant, bargain, sell and convey to:

Joyce A. Knipper and Ralph Brian Knipper, Trustees under the KNIPPER  
LIVING TRUST, dated June 19, 2024

of Lake County, Indiana, for no consideration and to transfer title only, a certain parcel of real estate in Lake County, Indiana, to-wit:

LOT 1 IN D&N GIBBS ESTATES, AS PER PLAT THEREOF, RECORDED  
MARCH 16, 1999 IN PLAT BOOK 86 PAGE 30, IN THE OFFICE OF THE  
RECORDER OF LAKE COUNTY, INDIANA.

This conveyance is subject to State, County and City taxes payable in 2024 and all prior and subsequent years; all special assessments levied prior to and subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements; restriction of record and questions of survey. Grantor expressly limits said Warranties only against the acts of the Grantor and all persons claiming by, through or under the Grantor.

This Deed is executed pursuant to, and in the exercise of, the powers and authority granted to and vested in the Trustee by the terms of the unrecorded Trust Agreement dated the 18th day of February, 2015, and known as the Ralph E. Knipper and Joyce A. Knipper 2015 Revocable Trust, as well as the powers and authorities in the Deed or Deeds in Trust, under which title to the above described real estate is held and that the Trustee has full power and authority to execute this document as of the date of execution/closing.

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUN 20 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25  
10729  
am



# NOT AN OFFICIAL DOCUMENT

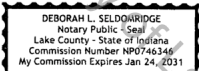
IN WITNESS WHEREOF, Joyce A. Knipper, as Trustee, has executed this Deed this 19<sup>th</sup> day of June, 2024.

Joyce A. Knipper, Trustee  
Joyce A. Knipper, Trustee of the  
Ralph E. Knipper and Joyce A. Knipper  
Revocable Trust dated 2/18/15

STATE OF INDIANA        )  
  )  
COUNTY OF LAKE        )

I am a Notary Public in and for said County and State, and do hereby certify that Joyce A. Knipper as Trustee, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Notarial Seal on June 19, 2024.



Deborah L. Seldomridge  
Notary Public

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.

/s/ Amy K. Nowaczyk  
Amy K. Nowaczyk

Prepared by: Amy K. Nowaczyk, O'Drobinak & Nowaczyk P.C.  
333 E. Summit Street, Crown Point, IN 46307; 219-865-2285

Deborah L. Seldomridge  
Notary Public  
Lake County Recorder