

NOT AN OFFICIAL DOCUMENT

2/24-120064 STATE OF INDIANA
 09/13/2023 03:23 PM LAKE COUNTY
 TOTAL FEES: 25.00 FILED FOR RECORD
 BY: SP GINA PIMENTEL
 PG #: 3 RECORDER
 RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION
 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jun 20 2024 SLG

PEGGY HOLINGA-KATONA
 LAKE COUNTY AUDITOR

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 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sep 13 2023 BDD
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2023-530062 STATE OF INDIANA
 09/13/2023 03:23 PM LAKE COUNTY
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 BY: JAS GINA PIMENTEL
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TRUSTEE'S DEED

File No.: CTNW2303404-ALC
 CT Commercial LLC

THIS INDENTURE WITNESSETH, That William A. Wood ^{AC} and Avril A. Wood ^{AC}, as Trustees of The William A. Wood and Avril A. Wood Revocable Trust dated April 30, 1999 (Grantor) **CONVEY(S)** to T&A Capital LLC, an Indiana limited liability company (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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 7012 Carolina Pl., Merrillville, IN 46410

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its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.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 7 day of September, 2023.

William A. Wood ^{AC} and Avril A. Wood ^{AC}, as Trustees of The William A. Wood and Avril A. Wood Revocable Trust dated April 30, 1999

BY: [Signature]
 William A. Wood
 Trustee

CHICAGO TITLE INSURANCE COMPANY

*THIS DEED IS BEING RE-RECORDED TO REMOVE AVRIL A. WOOD AS A SIGNER/TRUSTEE PER THE TERMS OF THE WILLIAM A. WOOD AND AVRIL A. WOOD REVOCABLE TRUST DATED APRIL 30, 1999

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STATE OF California
COUNTY OF Orange

Before me, a Notary Public in and for said County and State, personally appeared William A. Wood, Trustee, or their successor in trust, under The William A. Wood and Avril A. Wood Revocable Trust dated April 30, 1999, 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 7 day of September, 2023

Signature: [Handwritten Signature]
Printed: Debra Del Rosario
Resident of: Orange County
State of: California
My Commission expires: NOV - 2, 2025



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 9212 Merrimack Court
Saint John, IN 46373

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: Dena Phillips Farling.

Property of Lake County Recorder

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): **45-12-15-128-018.000-030**

PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 220 FEET NORTH AND 255.56 FEET OF THE NORTHEAST CORNER OF LOT 22, BLOCK 2, IN PART 1 OF MERRILL HEIGHTS SUBDIVISION, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 90 FEET; THENCE WEST 160 FEET; THENCE SOUTH 90 FEET; THENCE EAST 160 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder