

3
NOT AN OFFICIAL DOCUMENT

311 N. KIMMEL TEL
RECORDER

2024-030144

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

9:13 AM 2024 Oct 17

MAIL TAX BILLS TO:
Gerald Austgen
c/o Jane Urbanski
2791 March Hare Ln
Omaha, Nebraska 68142

PERMANENT INDEX NO.:
45-10-12-326-025.000-034

TRUSTEES DEED

This indenture witnesseth that AUSTGEN LIVING TRUST DATED MAY 5, 2004, of the State of Indiana conveys and warrants to G&A PROPERTY, LLC, of the State of Indiana, for and in consideration of mutual promises and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to: (1) All unpaid real estate taxes and assessments for 2024 payable in 2025, and for all real estate taxes and assessments for all subsequent years. (2) All easements, conditions, restrictions, covenants, limitations and building setback lines contained in proper instruments of record. (3) All building and zoning ordinances.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Horizon Bank, NA, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Nothing contained herein shall be construed as creating any liability on Horizon Bank, NA, personally or under the provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) or the Indiana Responsible Property Transfer Law (the Act) as amended from time to time or any other Federal, State or Local law, rule or regulation. Horizon Bank, NA personally is not a "Transferor" under the Act and makes no representations concerning any possible environmental defects. In making any warranty herein the Trustee is relying solely on information furnished to it by the beneficiaries and not of its own knowledge and specifically exculpates itself from any liabilities, responsibilities or damages as a result of including any warranty in its instrument.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Dated this 25th day of September, 2024.

AUSTGEN LIVING TRUST DATED MAY 5, 2004

Gerald Austgen

By: Gerald Austgen
Its: Trustee

OCT 17 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



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Exhibit A

PARCEL 1:

LOT 1 IN DYER VAULT'S ADDITION TO THE TOWN OF DYER, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 58, PAGE 29 AS SHOWN IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

A PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 WEST OF THE 2ND P.M., IN THE COUNTY OF LAKE, IN THE STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF THE JOLIET AND NORTHERN INDIANA RAILROAD, AS NOW CONSTRUCTED, 724 FEET EAST OF THE WEST LINE OF SAID TRACT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED CENTER LINE 18 FEET TO A POINT OF BEGINNING; THENCE EAST ON A STRAIGHT LINE, PARALLEL TO SAID CENTER LINE 630 FEET, MORE OR LESS, TO THE WEST LINE OF THE PROPERTY CONVEYED BY THE JOLIET AND NORTHERN INDIANA RAILROAD COMPANY, THE MICHIGAN CENTRAL RAILROAD COMPANY AND THE NEW YORK CENTRAL RAILROAD COMPANY, TO THE DYER VAULT CO., INC. BY QUIT CLAIM DEED DATED OCTOBER 28, 1960, AND RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA ON JANUARY 5, 1961 AS DOCUMENT NO. 302954, IN BOOK 1162, PAGE 542; THENCE NORTH ALONG THE SAID WEST LINE 218.5 FEET, MORE OR LESS, TO THE NORTH PROPERTY LINE OF THE SAID JOLIET AND NORTHERN INDIANA RAILROAD COMPANY; THENCE WEST ALONG SAID PROPERTY LINE 630 FEET, MORE OR LESS, TO THE WEST PROPERTY LINE OF THE SAID JOLIET AND NORTHERN RAILROAD COMPANY; THENCE SOUTH ALONG THE SAID WEST PROPERTY LINE AND ITS EXTENSION SOUTHWARDLY, 218.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 10 WEST OF THE 2ND P.M., FORMERLY DESCRIBED AS LOTS 12, 13, 14, 25, AND 26, BLOCK 1, ORIGINAL TOWN OF DYER, TOGETHER WITH THE PORTIONS OF STREET AND ALLEYS PERTAINING THERETO, BY REASON ON THE VACATION OF THAT PART OF THE TOWN OF DYER, LYING NORTH OF THE MICHIGAN CENTRAL RAILROAD, FORMERLY THE JOLIET AND NORTHERN INDIANA RAILROAD, IN THE TOWN OF DYER, LAKE COUNTY, INDIANA, WHICH LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE MICHIGAN CENTRAL RAILROAD AND THE CENTER LINE OF VACATED LAKE STREET, AND THENCE RUNNING NORTHERLY ALONG THE CENTERLINE OF VACATED LAKE STREET A DISTANCE OF 236.0 FEET, MORE OR LESS, TO THE INTERSECTION OF THE CENTERLINE OF VACATED LAKE STREET AND THE NORTH LINE OF VACATED LOT 12, BLOCK 1, ORIGINAL TOWN OF DYER, EXTENDED WEST; THENCE EASTERLY ALONG THE NORTH LINE EXTENDED WEST OF SAID LOT 12 A DISTANCE OF 30 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF VACATED LOTS 12, 13, AND 14, BLOCK 1, OF THE ORIGINAL TOWN OF DYER A DISTANCE OF 150 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 14; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 14 AND SAID EAST LINE EXTENDED SOUTH A DISTANCE OF 150 FEET TO THE CENTERLINE OF VACATED CALUMET STREET; THENCE EASTERLY ALONG THE CENTERLINE OF VACATED CALUMET STREET A DISTANCE OF 35.0 FEET TO THE CENTERLINE OF VACATED WEST STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF VACATED WEST STREET A DISTANCE OF 83.0 FEET TO THE NORTH RIGHT OF WAY LINE OF THE MICHIGAN CENTRAL RAILROAD; THENCE WESTERLY ALONG THE SAID RIGHT OF WAY LINE, A DISTANCE OF 215 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPT THE WEST 30 FEET THENCE LYING IN LAKE STREET, A PUBLIC THOROUGHFARE, ALSO EXCEPTING THE NORTH 8.5 FEET OF SAID LOTS 12, 13, AND 14 AS MEASURED AT RIGHT ANGLES WITH THE NORTH LINE OF SAID LOTS.