

NOT AN OFFICIAL DOCUMENT

2024-520083
10/23/2024 11:24 AM
TOTAL FEE: \$5.00
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

Oct 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TAX ID NUMBER(S)
State ID Number Only 45-07-21-478-018.000-026

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH THAT

Bruce W. McQueary, Attorney in Fact for William O. McQueary, Jr., Trustee of the William O. McQueary, Jr. Living Trust

CONVEY(S) AND WARRANT(S) TO

Julio C. Gutierrez and Ana Gutierrez, Husband and Wife, 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 16th day of October, 2024

William O. McQueary, Jr. Living Trust

Bruce W. McQueary AIF For William O. McQueary, Jr. Trustee

Bruce W. McQueary, Attorney in Fact for William O. McQueary, Jr., Trustee of the William O. McQueary, Jr. Living Trust dated April 4, 2024

POA Recorded as Instrument No. 2024-535829

MTC File No.: 24-21111 (UD)

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State of Indiana County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Bruce W. McQueary, Attorney in Fact for William O. McQueary, Trust of the William O. McQueary Living Trust dated April 4, 2024**, 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 16th day of October, 2024.

My Commission Expires: 2/15/2031

Commission No. 640555

Notary Public County and State of Residence Lake IN

Signature of Notary Public Kim A Diaz

Kim A Diaz

Printed Name of Notary

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:

3135 Ridge Road
Highland, IN 46322

Grantee's Address and Mail Tax Statements To:

Rd 3135 Ridge Road
Highland IN 46322



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 West 7 feet of Lot 3 and the East 43 feet of Lot 4, Block 4, Highland Park Manor in the Town of Highland as shown in Plat Book 21, page 41 in Lake County, Indiana.

Property of Lake County Recorder