

# NOT AN OFFICIAL DOCUMENT

2024-536797  
10/21/2024 11:51 PM  
TOTAL FEES: \$5.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
CLERK FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

**Oct 28 2024 BDD**

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

**MAIL TAX BILLS TO  
AND GRANTEE'S ADDRESS:**  
Ryan H. Bruinsma  
20544 Calumet Ave.  
Lowell, IN 46356

**TAX KEY NOS:** 45-22-01-400-012.000-037  
45-23-06-300-011.000-037

**REAL ESTATE ADDRESSES:**  
20544 Calumet Ave., Lowell, IN 46356

## TRUSTEE'S DEED

This Indenture Witnesseth that Mary V. Blandford, as Trustee under the provisions of the Hays Living Trust, dated August 5, 1998, does hereby grant, bargain, sell and convey to:

**RYAN H. BRUINSMA**

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

**PARCEL ID: 45-22-01-400-012.000-037**  
PARCEL 1:

THE SOUTH 438 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 32 NORTH, RANGE 10 WEST OF THE 2ND P.M., EXCEPT THE EAST 291 FEET THEREOF, IN LAKE COUNTY, INDIANA.

**PARCEL ID: 45-23-06-300-011.000-037**  
PARCEL 2:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 32 NORTH, RANGE 10 WEST OF THE 2ND P.M. DESCRIBED AS FOLLOWS - BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER AND RUNNING THENCE WESTERLY ALONG THE SOUTH LINE THEREOF A DISTANCE OF 291 FEET MORE OR LESS, TO A POINT 5 FEET WEST OF A NORTH-SOUTH FENCE LINE; THENCE NORTHERLY 5 FEET WEST AND PARALLEL TO SAID FENCE LINE A DISTANCE OF 438 FEET, MORE OR LESS, TO A POINT 5 FEET WEST OF A FENCE CORNER; THENCE EASTERLY ALONG AN EAST-WEST FENCE A DISTANCE OF 291 FEET, MORE OR LESS, TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION THENCE SOUTHERLY ALONG SAID EAST LINE A DISTANCE OF 438 FEET, MORE OR LESS, TO THE POINT OF BEGINNING IN LAKE COUNTY, INDIANA.

CHICAGO TITLE INSURANCE COMPANY  
CTNW240469

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## PARCEL 3:

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE 2ND P.M. DESCRIBED AS FOLLOWS - BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE THEREOF A DISTANCE OF 438 FEET, MORE OR LESS, TO AN EAST-WEST FENCE LINE; THENCE EASTERLY ALONG SAID FENCE LINE TO THE CENTER LINE OF COUNTY ROAD T-4 , ALSO KNOWN AS CALUMET AVENUE; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE SOUTH LINE OF SAID QUARTER-QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 774.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN 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 5th day of August, 1998, and known as the Hays Living 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.

IN WITNESS WHEREOF, Mary V. Blandford, as Trustee, has executed this Deed this 25<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
Mary V. Blandford, as Successor Trustee of the Hays Living Trust, dated August 5, 1998, and any amendments thereto


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STATE OF INDIANA        )  
                                      )  
COUNTY OF LAKE        )

I am a Notary Public in and for said County and State, and do hereby certify that Mary V. Blandford, as Successor 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 October 25, 2024.



  
Notary Public   **LAURA LYNN SZYALIK**

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/ Morgan W. Gerolimos*

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

County of Lake Recorder