DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

RECORDED AS PRESENTED

Dec 17 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRUSTEE'S DEED INTO TRUST

Return deed to: Indiana Land Trust Company 9800 Connecticut Dr., Ste. B2-900 Crown Point, IN 46307

This Indenture Witnesseth THAT THE GRANTOR:

Indiana Land Trust Company, formerly known as Lake County Trust Company, as Trustee under the terms and provisions of a Trust Agreement dated February 10, 2001 and known as Trust No. 5164, of the County of Lake, State of Indiana,

grants, bargains, sells and conveys unto;

Indiana Land Trust Company, as Trustee under the terms and provisions of a Trust Agreement dated November 18, 2024 and known as Trust No. 123194 of the County of Lake, State of Indiana.

for the sum of Ten Dollars (\$10.00) the following described real estate in the County of LaPorte, and State of Indiana, to-wit:

LEGAL DESCRIPTION AS PER EXHIBIT A ATTACHED

Key No.: 45-20-08-300-004.000-007; 45-20-08-300-002.000-007; 45-20-07-400-015.000-007; 45-20-07-400-016.000-007; 45-20-07-400-017.000-007 and 45-20-07-400-018.000-007

Commonly known as: VACANT LAND, LOWELL, IN 46356

Mail future tax bills to: INDIANA LAND TRUST COMPANY, TRUST 123194,

9800 Cinnecticut DR, STE 32-910, Crown Book IN 4307

Address of Grantee: 9800 Connecticut Dr., Ste. B2-900, Crown Point, IN 46307

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes berein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

This conveyance is made upon the express understanding and condition that neither Lake County Trust Company individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do on or onto to in or about the said real estate or under the provisions of the Deed or said Trust Agreement or any amendment thereto, or for injury to person or properly happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in

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connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably except only so far as the trust property and the funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been compiled with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the said INDIANA LAND TRUST COMPANY, formerly known as Lake County Trust Company, as Trustee, under Trust No. 5164 by Vicky L. Bostick, as Trust Officer has hereunto set its hand this 4th day of December, 2024.

INDIANA LAND TRUST COMPANY, formerly known as Lake County Trust Company, as Trustee as aforesaid,

Vicky I Bostick Trust Officer

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vicky L. Bostick, Trust Officer of the INDIANA LAND TRUST COMPANY, formerly known as Lake County Trust Company, under Trust No. 5164 who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as her free and voluntary act, acting for such corporation, as Trustee.

Witness my hand and seal this 4th day of December, 2024.

OFFICIAL SEAL

AMANDA L. PICKETT

NOTARY PUBLIC-INDIANA

LAYE COUNTY - INDIANA

Commission Expires JAY 23, 202

Commission to, N°9757724.

Amanda L. Pickett, Notary Public Lake County, Indiana - Resident Commission Expires: 07-24-2032

This instrument was prepared by Vicky L. Bostick – Indiana Land Trust Company, 9800 Connecticut Drive, Suite B2-900, Crown Point, IN 46307

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Vicky L., Bostick

NOT AN OFFICIAL DOCUMENT

LEGAL DESCRIPTION

Parcel 1 - The East 3/4 of the Northwest Quarter of the Southwest Quarter of Section 8, Township 33 North, Range 8 West of the 2nd Principal Meridian.

EXCEPTING THEREFROM: A part of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township, 33 North, Range 8 West of the 2nd Principal Meridian, Lake County, Indiana, being more particularly described as follows: Beginning at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 at a found rebar with a S&H Identification Cap of said Section 8; thence South 00 degrees 39 minutes 16 seconds East along the East line of the Northwest 1/4 of the Southwest 1/4, a distance of 176.59 feet; thence North 55 degrees 05 minutes 21 seconds West, a distance of 278.66 feet; thence North 26 degrees 41 minutes 20 seconds West, a distance of 278.66 feet; thence North 26 degrees 41 minutes 20 seconds West, a distance of 171.89 feet; thence North 20 degrees 29 minutes 25 seconds East, a distance of 1833 feet; thence North 60 degrees 29 minutes 25 seconds West, a distance of 377.23 feet to a point on the North line of aforesaid Northwest Counter, said point being 705.30 feet East of the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 8; thence South 89 degrees 06 minutes 08 seconds East along the East-West centerline of said Section 6, a distance of 599.09 feet to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 8, said point also being the place of beginning.

Parcel 2 - The Southeast 1/4 of the Southeast 1/4 of Section 7, Township 33 North, Range 8 West of the 2nd Principal Meridian, Lake County, Indiana.

Together with an Easement described as follows: Right and easement for roadway over and across a piece of land in the Southwest Quarter of the Quarter of Section 7, described as commencing at the Northwest corner of the Southeast Quarter, thence West to the public highway, thence in a Southwesterly direction following the public highway 25 feet, thence due East to the West line of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter, thence North 25 feet, more or less to the point of beginning, in Township 33 North, Range 8 West of the 2nd PM, in Lake County, Indiana, as created by Warranty Deed dated March 25, 1897 and recorded July 7, 1897, in Deed Record 81, page 516 made Perry Jones and Mary Ann, his wife, to Martha E. Love.

Parcel 3 - The North 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 33 North, Range 8 West of the 2nd Principal Meridian, Lake County, Indiana.

Legal Description IN-24-69892-02/41