

2024-543467
12/18/2024 11:45 AM
TOTAL FEE: \$2.00
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

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 Connecticut Dr., Ste B2-900, Crown Point, IN 46307

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 herein 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 99 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 or omit to do 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 property 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

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 Northeast 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 547.59 feet; thence North 65 degrees 05 minutes 21 seconds West, a distance of 278.66 feet; thence North 28 degrees 41 minutes 20 seconds West, a distance of 171.89 feet; thence North 29 degrees 30 minutes 25 seconds East, a distance of 118.33 feet; thence North 60 degrees 29 minutes 35 seconds West, a distance of 377.23 feet to a point on the North line of aforesaid Northwest Quarter, 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 8, 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 Southeast Quarter of Section 7, described as commencing at the Northwest corner of the Southeast Quarter 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, 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 26, 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 1/2 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.