

STATE OF INDIANA )  
COUNTY OF LAKE ) ss: THE LAKE SUPERIOR COURT  
GARY, LAKE COUNTY, INDIANA  
CAUSE NO.45D03-0409-CC-01075

JAMES T. BELL, JR.,  
Plaintiff,

vs.

THOMAS GODBOLD, individually  
and any other person who may be  
concerned, known or unknown,  
Defendants.

) DULY ENTERED FOR TAXATION SUBJECT TO  
) FINAL ACCEPTANCE FOR TRANSFER

DEC 21 2007

) PEGGY HOLINGA KATONA  
) LAKE COUNTY AUDITOR

2007  
Filed in Open Court

OCT 19 2007

Elizabeth H. ...  
SUPERIOR COURT OF LAKE COUNTY  
CIVIL DIVISION, COURT ROOM 3

**DECREE TO REFORM DEED AND QUIET TITLE**

This matter is before the Court on the Petition of Plaintiff, James T. Bell, Jr., wherein Plaintiff seeks to reform the legal description of real estate purchased and for which titled was conveyed by Quit Claim Deed duly executed by Defendant, Thomas Godbold, and to remove the cloud on his title.

And the court having heard all evidence and testimony of the witness(s), **FINDS:** that proof of publication has been made a part of the court's record; that plaintiff, James T. Bell, Jr. purchased the real estate commonly known as 1045 Hanley Street, Gary, Indiana from Thomas Godbold for the sum of Eleven Thousand (\$11,000) Dollars; and that the defendant executed Quit Claim Deed for transfer of title;

The Court Further **FINDS** that plaintiff is the bona fide good faith purchaser, who tendered reasonable value for the real estate in question and recorded his interest in accordance with the provisions of the Lake County Recorder of deeds and all other applicable laws of the State of Indiana.

The Court Further **FINDS** that in the preparation of said Quit Claim Deed, as a result of the mutual mistake of the parties, an incomplete legal description of the real estate was placed thereon, to-wit: "Block 2, Lot 29 of J. R. Little's Addition, commonly known as 1045 Hanley Street, Gary, Indiana, subject to easement, covenants, and restrictions of record" and that the same was filed with the office of the recorder as Document No.2001 038475, Plat Book 13, page 22.

The Court Further **FINDS** that the correct legal description of the real estate should have reflected:

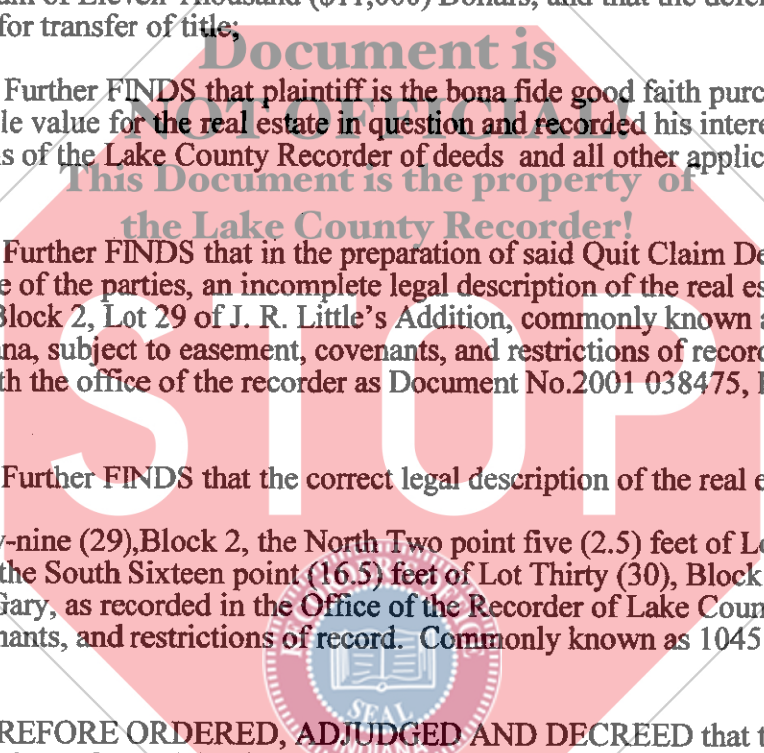
All of Lot Twenty-nine (29), Block 2, the North Two point five (2.5) feet of Lot Twenty-eight, Block 2, and, and the South Sixteen point (16.5) feet of Lot Thirty (30), Block 2, in J. R. Little's First Addition to Gary, as recorded in the Office of the Recorder of Lake County, Indiana, subject to easement, covenants, and restrictions of record. Commonly known as 1045 Hanley Street, Gary, Indiana,

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Lake County Recorder is directed to reform plaintiff's deed, reflecting the full legal description, to-wit: Lot Twenty-nine (29), Block 2, the North Two point Five (2.5) Feet of Lot Twenty-eight (28), Block 2, and the South Sixteen point five (16.5) feet of Lot Thirty (30), Block 2, in J. R. Little's First addition to Gary, as per plat book 13, page 22, as recorded in the Office of the Recorder of Lake County, Indiana; and ,

IT IS FURTHER ORDERED ADJUDGED AND DECREED that Defendants and each

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL E. BROWN  
RECORDER  
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of them, and all persons claiming under them, shall have no estate, right, title, lien, in or to said real property or any part thereof; and that plaintiff is the fee simple owner as tenant by the entirety of said property and holds his title free and clear from any rights in favor of heirs or legal representatives of the grantor and against all other persons who may claim title to the real property legally described herein.

Costs paid.

ALL OF WHICH IS RECOMMENDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

\_\_\_\_\_, Magistrate  
Lake Superior Court, Civil Division, Room No. Three

Approved and ordered this 19 day of Oct., 2007.

Entered: \_\_\_\_\_, Judge  
*Temporary*  
Lake Superior Court, Civil Division, Room No. Three

