

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
KEY NO. 45-10-36-451-002.000-032

MAIL TAX BILLS TO:
James and Janice Nichols, Trustees
9949 Sheffield Avenue
Dyer, Indiana 46311
Grantees' Address Above

2010 015426

2010 MAR 17 PM 12: 51

MICHELLE B. JOHNSON
RECORDER

QUIT CLAIM DEED

This indenture witnesses that **JAMES C. NICHOLS**, as to an undivided one-half (1/2) interest,
and **JAMES C. NICHOLS** and **JANICE A. NICHOLS**, as to an undivided
one-half (1/2) interest,
of Lake County, State of Indiana

Release and quit claim to **JAMES C. NICHOLS and JANICE A. NICHOLS, AS TRUSTEES**
of the **Nichols Joint Revocable Living Trust dated March 8, 2010**

for no consideration or a gift, the following Real Estate in Lake County in the State of Indiana:

Part of the Southeast 1/4 of Section 36, Township 35 North, Range 10 West of the 2nd P.M., Lake County, Indiana, being described as follows: Commencing at the Northwest corner of the South 1/2 of the Southeast 1/4 of said Section 36; thence South along the West line of the South 1/2 of the Southeast 1/4 of said Section 36, 400.70 feet, to a point being the Northwest corner of the South 10.00 acres of that tract of land conveyed to Oliver R. Nichols and Isabelle K. Nichols, recorded November 26, 1945 as show in Deed Record Book 735, page 606 in the Office of the Recorder, Lake County, Indiana said point being the point of beginning, thence East along the North line of the South 10.00 acres of that tract of land conveyed to Oliver R. Nichols and Isabelle K. Nichols, recorded November 26, 1945 as show in Deed Record Book 735, page 606 in the Office of the Recorder, Lake County, Indiana 1848 feet; thence North parallel to the West line of the Southeast 1/4 of said Section 36, 191.99 feet, to a point 208.71 feet, South of the North line of the South 1/2 of the Southeast 1/4 of said Section 36; thence West along a line 208.71 feet South of and parallel to the North line of the South 1/2 of the Southeast 1/4 of said Section 36, 1848 feet, to a point of the West line of the South 1/2 of the Southeast 1/4 of said Section 36; thence South along the West line of the South 1/2 of the Southeast 1/4 of said Section 36, 191.99 feet, to the point of beginning.

Subject To: all unpaid real estate taxes and assessments for 2009 payable in 2010, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Dated this 8th day of March, 2010.

James C. Nichols
JAMES C. NICHOLS

Janice A. Nichols
JANICE A. NICHOLS

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

State of Indiana)
)SS
County of Lake)

MAR 17 2010

025877

Before me, the undersigned, a Notary Public in and for said County and State, this 8th day of March, 2010, personally appeared **JAMES C. NICHOLS** and **JANICE A. NICHOLS**, and acknowledged the execution of the foregoing deed. **IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 9/28/2016
County of Residence: Lake

Kent A. Jeffers
Kent A. Jeffers, Notary Public

Prepared by: Kent A. Jeffers, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307. I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number on this document, unless required by law.

1700
5914
RM